

The Corporation of the
TOWNSHIP OF THE ARCHIPELAGO

BY-LAW NO. A2224 – 26

To amend the Township of The Archipelago Comprehensive Zoning
By-law No. A2000-07, as amended

WHEREAS By-law No. A2000-07 is a By-law that regulates the use of land and the character, location, and use of buildings and structures on lands within the Township of The Archipelago; and

WHEREAS Section 26 of the *Planning Act*, R.S.O. 1990, c.P.3 (the *Planning Act*) requires that municipal zoning by-laws be prepared to conform to the Official Plan.

NOW THEREFORE BE IT ENACTED as a By-law of the Council of the Corporation of the Township of The Archipelago, pursuant to Section 34 of the *Planning Act*, as follows:

1. That By-law No. A2000-07, as amended, be further amended as follows:
 - a) By deleting those words and phrases shown as ~~striketrough~~ in green font in Schedule '1' which is attached to and forms part of this amendment;
 - b) By adding those words and phrases shown as underline in green font in Schedule '1' which is attached to and forms part of this Amendment.
2. By deleting Schedule "A" of By-law No. A2000-07, as amended, and replacing with a new Schedule "A", shown on Schedule '2' which is attached to and forms part of this Amendment.
3. This By-law shall take effect and come into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P. 13, as amended.

READ and FINALLY PASSED in **OPEN COUNCIL** this **22nd** day of **May, 2026**.

THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO


Bert Liverance, Reeve


Maryahn Martin, Clerk



THIS IS SCHEDULE '1' TO BY-LAW No. A2224-26
TOWNSHIP OF THE ARCHIPELAGO
PASSED THIS 22nd DAY OF MAY, 2026



CONSOLIDATED VERSION OF
COMPREHENSIVE ZONING
BY-LAW A2000-07,
as amended

Passed June 22, 2007

**Consolidated Version
(April 28th, 2025)**

Comprehensive Zoning By-law A2000-07 was passed by *Council* on June 22, 2007.

This consolidated document contains the following Zoning By-law Amendments which have been enacted by *Council*:

Amendment No.	Date Enacted
A2001-07	Defeated
A2002-07	November 16, 2007
A2003-07	November 16, 2007
A2004-07	November 16, 2007
A2005-08 (Housekeeping By-law)	February 22, 2008
A2006-08	March 14, 2008
A2007-08	March 14, 2008
A2008-08	April 18, 2008
A2009-08	April 18, 2008
A2010-08	June 20, 2008
A2011-08	July 25, 2008
A2012-08	November 21, 2008
A2013-08	November 21, 2008
A2014-08	September 19, 2008
A2015-08	December 5, 2008
A2016-09	February 20, 2009
A2017-09 (Housekeeping By-law)	June 12, 2009
A2018-09	June 12, 2009
A2019-09	March 20, 2009
A2020-09	November 20, 2009
A2021-10	May 21, 2010
A2022-10	March 19, 2010
A2023-10	May 21, 2010
A2024-10	June 25, 2010
A2025-10	May 21, 2010
A2026-10	August 20, 2010
A2027-10	July 16, 2010
A2028-10	August 20, 2010
A2029-10	August 20, 2010
A2030-10	September 17, 2010
A2031-10	October 15, 2010
A2032-11	January 14, 2011
A2033-11	February 18, 2011

Amendment No.	Date Enacted
A2035-13	February 22, 2013
A2036-12	January 12, 2012
A2037-12	March 23, 2012
A2039-12	January 20, 2012
A2040-12 (Housekeeping By-law)	June 15, 2012
A2041-12	October 19, 2012
A2042-12	July 20, 2012
A2043-12	September 14, 2012
A2044-12	October 19, 2012
A2045-12	November 16, 2012
A2046-12	November 16, 2012
A2047-13	repealed
A2048-13	July 19, 2013
A2049-13	denied
A2050-13	September 20, 2013
A2051-13	December 6, 2013
A2052-13	December 6, 2013
A2053-14	March 14, 2014
A2054-14	March 14, 2014
A2055-14	April 25, 2014
A2056-14 (repeal of A2047-13)	May 16, 2014
A2057-14	May 16, 2014
A2058-14	June 13, 2014
A2059-14	August 15, 2014
A2060-14	November 14, 2014
A2061-14	November 14, 2014
A2062-15	April 17, 2015
A2063-15	February 20, 2015
A2064-15	January 16, 2015
A2065-15	July 17, 2015
A2066-15	August 14, 2015
A2067-15	October 23, 2015
A2068-15	October 23, 2015
A2069-15	September 18, 2015
A2070-15	November 20, 2015
A2071-16	January 15, 2016
A2072-16	January 15, 2016
A2073-17	August 25, 2017
A2074-16	May 20, 2016
A2075-16	October 14, 2016
A2076-16	October 14, 2016
A2077-17	May 19, 2017

A2078-17	April 21, 2017
A2079-17	August 25, 2017
Amendment No.	Date Enacted
A2080-17	September 22, 2017
A2081-17	November 17, 2017
A2082-17	December 8, 2017
A2084-18	April 27, 2018
A2085-18	June 22, 2018
A2086-18	July 20, 2018
A2087-19	March 29, 2019
A2088-19	April 26, 2019
A2089-19	April 26, 2019
A2090-19	June 21, 2019
A2091-20	January 17, 2020
A2092-20	November 19, 2020
A2093-20	-
A2094-21	February 19, 2021
A2095-21	April 9, 2021
A2096-21	April 9, 2021
A2097-21	April 9, 2021
A2098-21	May 21, 2021
A2099-21	July 16, 2021
A2100-21	July 16, 2021
A2101-21	August 20, 2021
A2103-22	February 18, 2022
A2104-23	July 22, 2023
A2105-23	April 21, 2023
A2106-23	August 18, 2023
A2107-23	September 15, 2023
A2108-23	November 17, 2023
A2109-23	December 15, 2023
A2110-24	June 21, 2024
A2111-24	July 19, 2024
A2112-24	August 2024
A2113-24	August 2024
OLT Order OLT-22-002057	August 2024
A2114-24	October 18, 2024
A2115-24	December 13, 2024

This consolidated document also contains the following Ontario Municipal Board Orders:

<u>Date of O.M.B. Order</u>	<u>In the Matter of</u>
July 18, 2008	Island 79A (Rathlyn Island) Subdivision

Township of The Archipelago

By-law No. A2000-07, as amended

BEING a regulatory By-law to implement the policies of the Official Plan for the Corporation of the Township of The Archipelago and govern land use.

WHEREAS the Council of the Corporation of the Township of The Archipelago deems it in the public interest to prohibit and regulate the *use of land, buildings and structures*.

AND WHEREAS pursuant to the provisions of Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended, By-laws may be enacted and amended by Councils of Municipalities;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF THE ARCHIPELAGO ENACTS AS FOLLOWS:

TABLE OF CONTENTS

SECTION 1 - INTRODUCTION.....	- 1 -
1.1 TITLE.....	- 1 -
1.2 COMPONENTS.....	- 1 -
1.3 APPLICATION.....	- 1 -
1.4 SCOPE.....	- 1 -
1.5 REPEAL OF EXISTING <i>BY-LAWS</i>	- 1 -
1.6 VALIDITY.....	- 1 -
1.7 EFFECTIVE DATE.....	- 1 -
SECTION 2 - ADMINISTRATION AND INTERPRETATION.....	- 2 -
2.1 INSPECTION OF PROPERTY AND PREMISES.....	- 2 -
2.2 LICENSES AND PERMITS.....	- 2 -
2.3 VIOLATIONS, PENALTIES, AND REMEDIES.....	- 2 -
2.4 APPLICATIONS FOR APPROVALS.....	- 2 -
2.5 RELATIONSHIP WITH OTHER <i>BY-LAWS</i>	- 3 -
2.6 GENERAL INTERPRETATION AND APPLICATION.....	- 3 -
2.7 TECHNICAL REVISIONS TO THE ZONING <i>BY-LAW</i>	- 4 -
SECTION 3 - DEFINITIONS.....	- 5 -
SECTION 4 – ESTABLISHMENT OF ZONES.....	- 26 -
4.1 INCORPORATION OF ZONING MAPS.....	- 26 -
4.2 ZONE BOUNDARIES.....	- 26 -
4.3 ZONES.....	- 26 -
4.4 USE OF ZONE SYMBOLS.....	- 27 -
4.5 APPLICATION OF ZONES.....	- 27 -
4.6 ENVIRONMENTAL ZONES.....	- 27 -
4.7 DISCREPANCIES.....	- 27 -
4.8 EXCEPTIONS TO ZONES.....	- 27 -
4.9 OVERLAY ZONES.....	- 27 -
4.10 IDENTIFICATION OF RESIDENTIAL DIVIDED PROPERTIES BY ZONE SYMBOLS.....	- 27 -
4.11 HOLDING PROVISION SYMBOLS.....	- 27 -
SECTION 5 - GENERAL PROVISIONS.....	- 28 -
5.1 <i>ACCESSORY USE</i>	- 28 -
5.2 <i>ADDITIONAL RESIDENTIAL UNITS</i>	- 29 -
5.3 <i>BACKYARD HENS</i>	- 30 -
5.4 <i>BED AND BREAKFAST ESTABLISHMENT</i>	- 30 -
5.5 <i>BOATHOUSES AND BOATPORTS</i>	- 30 -
5.6 <i>BRIDGES AND CAUSEWAYS</i>	- 31 -
5.7 CONNECTIONS BETWEEN <i>BUILDINGS</i>	- 31 -
5.8 <i>DECKS</i>	- 32 -
5.9 <i>DEER WINTERING HABITAT OVERLAY</i>	- 32 -
5.10 <i>DOCKS</i>	- 33 -
5.11 <i>DWELLING UNITS</i>	- 35 -
5.12 <i>DWELLING UNIT ACCESSORY TO A NON-RESIDENTIAL USE</i>	- 35 -
5.13 <i>FLOATING ACCOMMODATIONS</i>	- 36 -
5.14 <i>FLOODPLAIN</i>	- 36 -
5.15 <i>FUEL PUMP LOCATION</i>	- 36 -

5.16	HEIGHT RESTRICTIONS	- 36 -
5.17	HOME OCCUPATION	- 37 -
5.18	ISLAND REQUIREMENTS	- 37 -
5.19	LANDS OR ISLANDS NOT ZONED	- 37 -
5.20	LOT DEVELOPMENT REQUIREMENTS	- 38 -
5.21	MARINE STORAGE FACILITY	- 38 -
5.22	MEASUREMENT OF LOT OR ISLAND AREA	- 38 -
5.23	MINING PROHIBITED	- 38 -
5.24	MULTI-STOREY DWELLINGS	- 38 -
5.25	NON-COMPLYING LOTS, BUILDINGS & STRUCTURES	- 39 -
5.26	NON-CONFORMING USES, BUILDINGS AND STRUCTURES	- 41 -
5.27	NUMBER OF DWELLING UNITS ON ONE LOT	- 42 -
5.28	PARKING AND LOADING SPACE STANDARDS FOR ROAD ACCESSED LANDS	- 42 -
5.29	PERMITTED USES IN ALL ZONES	- 46 -
5.30	PITS AND QUARRIES	- 46 -
5.31	PROHIBITED USES IN ALL ZONES	- 46 -
5.32	PUMP HOUSE	- 47 -
5.33	RESIDENTIAL USE RESTRICTIONS	- 47 -
5.34	SAUNAS	- 47 -
5.35	SETBACK REQUIREMENTS	- 47 -
5.36	SHORE ROAD ALLOWANCE	- 48 -
5.37	SHORE ROAD ALLOWANCE AS YARD	- 48 -
5.38	SIGNS	- 49 -
5.39	SLEEPING CABINS	- 49 -
5.40	SOLAR RENEWABLE ENERGY GENERATION SYSTEMS	- 50 -
5.41	STORAGE OF UNLICENSED VEHICLES, TRAILERS AND COMMERCIAL VEHICLES	- 50 -
5.42	SWIMMING POOLS	- 50 -
5.43	TENNIS COURTS AND SPORTS COURTS	- 50 -
5.44	TENTS AND TRAILER SITES	- 50 -
5.45	TIMBERING	- 51 -
5.46	WALKWAY AND STAIRS	- 51 -
5.47	WARD SURVEY DESCRIPTIONS AND POINTE AU BARIL STATION NEIGHBOURHOOD	- 51 -
5.48	WIND POWER GENERATION	- 51 -
5.49	YARD ENCROACHMENTS PERMITTED	- 51 -
SECTION 6 - COASTAL/ISLAND RESIDENTIAL (CR) ZONE		- 52 -
6.1	GENERAL USE PROVISIONS:	- 52 -
6.2	SPECIAL EXCEPTION REGULATIONS – COASTAL/ISLAND RESIDENTIAL (CR)	- 53 -
SECTION 7 - INLAND LAKES RESIDENTIAL (IR) ZONE		- 86 -
7.1	GENERAL USE PROVISIONS:	- 86 -
7.2	SPECIAL EXCEPTION REGULATIONS – INLAND LAKES RESIDENTIAL (IR)	- 87 -
SECTION 8 – POINTE AU BARIL RESIDENTIAL (PBR) ZONE		- 94 -
8.1	GENERAL USE PROVISIONS:	- 94 -
8.2	SPECIAL EXCEPTION REGULATIONS – POINTE AU BARIL RESIDENTIAL (PBR)	- 95 -
SECTION 9 - GENERAL RESIDENTIAL (GR) ZONE		- 96 -
9.1	GENERAL USE PROVISIONS:	- 96 -
9.2	SPECIAL EXCEPTION REGULATIONS – GENERAL RESIDENTIAL (GR)	- 97 -
SECTION 10 - MARINA COMMERCIAL (MC) ZONE		- 100 -
10.1	GENERAL USE PROVISIONS:	- 100 -
10.2	SPECIAL EXCEPTION REGULATIONS – MARINA COMMERCIAL (MC)	- 101 -
SECTION 11 - RESORT COMMERCIAL (RC) ZONE		- 103 -

11.1	GENERAL USE PROVISIONS:.....	- 103 -
11.2	SPECIAL EXCEPTION REGULATIONS – RESORT COMMERCIAL (RC).....	- 104 -
SECTION 12 - MARINA/RESORT COMMERCIAL (MRC) ZONE		- 107 -
12.1	GENERAL USE PROVISIONS	- 107 -
12.2	SPECIAL EXCEPTION REGULATIONS – MARINA/RESORT COMMERCIAL (MRC).....	- 108 -
SECTION 13 - POINTE AU BARIL COMMERCIAL (PBC) ZONE.....		- 112 -
13.1	GENERAL USE PROVISIONS:	- 112 -
13.2	SPECIAL EXCEPTION REGULATIONS – POINTE AU BARIL COMMERCIAL (PBC).....	- 113 -
SECTION 14 - GENERAL INDUSTRIAL COMMERCIAL (IC) ZONE		- 115 -
14.1	GENERAL USE PROVISIONS:	- 115 -
SECTION 15 - CONTRACTOR COMMERCIAL (CC) ZONE		- 117 -
15.1	GENERAL USE PROVISIONS:	- 117 -
15.2	SPECIAL EXCEPTION REGULATIONS – CONTRACTOR COMMERCIAL (CC).....	- 118 -
SECTION 16 - PRIVATE CLUB (PC) ZONE		- 119 -
16.1	GENERAL USE PROVISIONS:	- 119 -
16.2	SPECIAL EXCEPTION REGULATIONS - PRIVATE CLUB (PC).....	- 120 -
SECTION 17 - NATURAL STATE (NS) ZONE.....		- 124 -
17.1	GENERAL USE PROVISIONS:	- 124 -
SECTION 18 - NATURAL STATE CONSERVATION (NSC) ZONE		- 124 -
18.1	GENERAL USE PROVISIONS:	- 124 -
SECTION 19 – ENVIRONMENTAL PROTECTION (EP) ZONE		- 125 -
19.1	GENERAL USE PROVISIONS:	- 125 -
SECTION 20 – ENVIRONMENTAL PROTECTION ONE (EP1) ZONE		- 125 -
20.1	GENERAL USE PROVISIONS:	- 125 -
20.2	SPECIAL EXCEPTION REGULATIONS – ENVIRONMENTAL PROTECTION ONE (EP1)	- 126 -
SECTION 21 - EXISTING USE (EU) ZONE.....		- 127 -
21.1	GENERAL USE PROVISIONS:	- 127 -
21.2	SPECIAL EXCEPTION REGULATIONS - EXISTING USE (EU).....	- 127 -
SECTION 22 - COMMUNITY FACILITY (CF) ZONE.....		- 129 -
22.1	GENERAL USE PROVISIONS:	- 129 -
22.2	SPECIAL EXCEPTION REGULATIONS – COMMUNITY FACILITY (CF)	- 130 -
SECTION 23 - PIT AND QUARRY (PQ) ZONE.....		- 133 -
23.1	GENERAL USE PROVISIONS:	- 133 -
SECTION 24 - WASTE DISPOSAL (WD) ZONE		- 134 -
24.1	GENERAL USE PROVISIONS:	- 134 -

SECTION 25 - ENACTMENT.....	- 135 -
SCHEDULE 'B'	136
SCHEDULE 'D'	171
APPENDIX I – METRIC CONVERSIONS.....	176

|

Section 2 - Introduction

1.1 Title

This *By-law* shall be cited as “the Township of The Archipelago Comprehensive Zoning By-law” hereafter referred to as the ‘*By-law*’.

1.2 Components

This *By-law* consists of all textual components and schedules contained herein. **Appendix I – metric conversions** is not considered part of this document.

1.3 Application

The provisions of this *By-law* shall apply to all lands including *islands* within the boundaries of the Corporation of the Township of The Archipelago (herein after referred to as ‘*the Township*’).

Where a *Zone* on the Schedules abuts a *waterway*, such *Zone* shall be deemed to extend into the *waterway* and to apply to any *waterlots*, Crown lake bed or any land created by changing lake levels, land fill operations or by any other means, and to extend over all *docks*, *boathouses* and *boatports*, breakwalls, groins, seawalls, cribs, anchorages and *boats* or vessels where they are affixed to the ground. No *building* or *structure* shall be *erected*, *altered* or *used*, and the *use* of any *building*, *structure* or *lot* shall not be changed in whole or in part except in conformity with the provisions of this *By-law*.

The provisions of this *By-law* may not apply to Crown Land. However, this *By-law* reflects the established planning policies of the Township of the Archipelago and it is intended that the Crown shall have regard for the provisions of this *By-law*.

1.4 Scope

No lands shall be *used* and no *buildings* or *structures* shall be *erected*, *altered*, enlarged and no changes may be made to the *use* of any *buildings* or *structures* or lands within the Corporation of the Township of The Archipelago except in conformity with the provisions of this *By-law*. *Uses* not listed as permitted or otherwise provided for in this *By-law* shall be prohibited.

In the event of an inconsistency or conflict between two or more provisions in this *By-law*, the more restrictive provision shall prevail.

1.5 Repeal of Existing *By-laws*

From the date of the coming into force of this *By-law*, all previous *By-laws* passed under Section 34 of the *Planning Act*, R.S.O. 1990 c.P. 13 (hereinafter referred to as the *Planning Act*), or predecessor thereof, shall be deemed to have been repealed, with the exception of the following by-laws:

A1113-07 (Green)
A1116-07 (Eaton)
A1117-07 (Rathlyn Island)

Notwithstanding the enactment of the Comprehensive Zoning By-law, the provisions of By-laws A1113-07, A1116-07, and A1117-07 shall prevail in respect to those specific by-laws.

1.6 Validity

Every provision of this *By-law* is declared to be severable from the remainder of this *By-law* and, if any provision of this *By-law* shall be declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity, effectiveness, or enforceability of the remainder thereof.

1.7 Effective Date

This *By-law* shall come into force and take effect on the day it is passed by *Council* subject to any approval necessary pursuant to *the Planning Act*, R.S.O. 1990, c.P. 13 as amended from time to time.

Section 3 - Administration and Interpretation

2.1 Inspection of Property and Premises

Any designated employee of *the Township* acting under their direction may, at any reasonable hour and upon producing proper identification, enter and inspect any property but shall not enter any *building* or *structure* used as a *dwelling unit* without:

- a) the consent of the occupier, or
- b) the authority of a Search Warrant issued pursuant to the provisions of Section 142 of the Provincial Offenses Act, R.S.O. 1990, as amended.

2.2 Licenses and Permits

- a) In addition to fulfilling the requirements of this *By-law*, no *person* shall commence to *erect*, *alter* or repair any *building* or *structure* without first obtaining a *building* permit from *the Township*, where necessary.
- b) No municipal permit or license shall be issued where said permit is required for a proposed *use of land* or the proposed *erection*, alteration, enlargement, or *use* of any *building* or *structure* that is in violation of any provision of this *By-law*.
- c) In all *zones*, any *building* or *structure* which is moved from one location to another, whether within the *zone* or from one *zone* to another, or from any location beyond the boundary of *the Township*, into any *zone*, shall be considered as being a new *building* or *structure* and shall comply with the provisions of this *By-law*.

2.3 Violations, Penalties, and Remedies

- a) Pursuant to the provisions of Section 67 of the *Planning Act*, R.S.O. 1990, c.P. 13 as amended from time to time, any *person* who breaches any provision of this *By-law* is guilty of an offence and, on conviction, is liable:
 - i) On a first conviction to a fine of not more than \$25,000.00; and
 - ii) On a subsequent conviction, to a fine of not more than \$10,000.00 for each day, or part thereof, upon which the contravention has continued after the day on which he was convicted.
- b) Where a Corporation, with every director or officer of the Corporation who knowingly concurs in the contravention, breaches any provision of this *By-law* and is found guilty of an offence on conviction is liable:
 - i) On a first conviction, a fine of not more than \$50,000.00; and
 - ii) On a subsequent conviction, a fine of not more than \$25,000.00 for each day or part thereof upon which the contravention has continued after the day on which the Corporation was first convicted.

Where a conviction is entered, in addition to any other remedy or any penalty provided by law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may make an order prohibiting the continuation or repetition of the offence by the *person* and/or Corporation convicted.

2.4 Applications for Approvals

Applications to permit the *use* of lands, or to *erect*, *alter*, enlarge, or *use* any *buildings* or *structures* as described above shall be accompanied by plans drawn to scale, where required by the *Township*, showing:

- a) the actual shape and dimensions of the *lot* to be *used* or upon which it is proposed to *erect*, *alter*, enlarge, or *use* *buildings* or *structures*;
- b) the proposed location, *height*, and dimensions of the *buildings* or *structures* in respect of which the permit is applied for;
- c) the location of every *building* or *structure* already *erected* on or partly on such *lots*;
- d) the location of proposed *parking spaces*, *loading spaces*, *driveways* and landscaping areas;

- e) the location of any landscaping, curbing, drainage, pre and post construction elevations, retaining walls and other physical additions to the site; and
- f) any other information *the Township* considers necessary to determine whether every such *building, structure*, or work conforms to the requirements of this *By-law*.

Other requirements pertaining to the above applications are as follows:

- a) The application shall be accompanied by a statement by the owner or his duly authorized agent specifying the *use* to which the lands are intended or the *use* to which the *buildings* or *structures* to be *erected, altered* or enlarged are intended to determine if such *use* conforms to the requirements of this *By-law*.
- b) The *lot* and the location of every *building* or *structure* to be *erected* thereon is to be staked out on the grounds before construction is commenced.
- c) The lack of a survey, or a mistake or an error or omission by any *person* required to comply with the provisions of this *By-law* does not relieve that *person* from liability for failure to comply with the provisions of this *By-law*.
- d) *The Township* may require that any plans accompanying an application be prepared by an Ontario Land Surveyor, Professional Engineer, or Architect where, in their opinion, such plans are necessary to determine the exact extent to which a variance or amendment is required.

2.5 Relationship with Other By-laws

Nothing in this *By-law* shall operate to relieve any *person* from the requirements of the *Building Code* or any *By-law* or requirements of *the Township* in force from time to time, or the obligation to obtain any license, permit, authority, or approval required under any *By-law* or law of *the Township* or other government authority. Any *use* established in violation of a predecessor of this *By-law* will be deemed to have been established unlawfully. Nothing in this *By-law* shall be construed to exempt any *person* from complying with the requirements of any other laws of *the Township* or from any law of the Province of Ontario or of Canada.

2.6 General Interpretation and Application

- a) In their interpretation and application, the provisions of this *By-law* shall be held to be the minimum requirements adopted for the promotion of the public health, safety, convenience, or general welfare. Whenever the requirements of this *By-law* are at variance with the requirements of any other *By-law*, the most restrictive, or the *By-law* imposing the higher standards shall govern and apply. Nothing in this *By-law* shall be construed to exempt any *person* from complying with the requirements of any *By-law* of *the Township* or from any law of the Province of Ontario or of Canada.
- b) In this *By-law* the word “shall” is mandatory and directory; words used in the present tense include the future; words in the singular include the plural and words in the plural include the singular. Words imparting the masculine gender shall include the feminine and the converse.
- c) In the event that an obvious grammatical or typographical error has been made in the preparation of this *By-law*, *the Township* may interpret the intent of this *By-law* in a reasonable manner without amendment to this *By-law*.
- d) Where a “word” or “term” is defined in Section 3: Definitions of this *By-law*, the “word: or “term”, when used elsewhere in this *By-law* is highlighted in italics.
- e) **Appendix I** has been included for information purposes only and the imperial figures are not exact conversions of the metric figures. Reference shall always be made to the metric figures in determining conformity with the *By-law*.

2.7 Technical Revisions to the Zoning By-law

Revisions may be made to this *By-law* without the need for a zoning by-law amendment in the following cases:

- a) Correction of grammar, typographical errors, or revisions to format in a manner that does not change the intent of a provision.
- b) Adding or revising technical information on maps or schedules that does not affect the zoning of lands including, but not limited to, matters such as updated and correcting infrastructure information, keys, legends or title blocks.
- c) Updates to reflect changes to the names of ministries or departments within municipal, provincial, or federal governments or agencies with jurisdiction.
- d) Changes to appendices, headings, indices, marginal notes, table of contents, illustrations, historical or reference information, page numbering, footers and headers, which do not form a part of this *By-law* and area editorially inserted for convenience of reference only.

Section 4 - Definitions

For the purposes of this *By-law*, the definitions and interpretations given in this Section shall govern.

4.1 — Accessory Boat Docking

~~Shall mean docking that is accessory to onshore uses and is incidental or subordinate to the primary function of an onshore building, structure or use.~~

4.2 — Accessory Building

~~Shall mean a detached building, the use of which is naturally and normally incidental to, subordinate to and exclusively devoted to a principal use and located on the same lot.~~

4.3 — Accessory Structure

~~Shall mean a structure, the use of which is incidental, subordinate, and exclusively devoted to the principal use and located on or adjacent to the same lot, including but not limited to decks, docks, satellite dishes, swimming pools, marine railways and tennis courts.~~

4.43.1 Accessory Use

Shall mean a use, building, or structure which is naturally and normally incidental to, subordinate to, or exclusively devoted to a principal *use* and located on the same *lot*.

3.2 Additional Residential Unit

Shall mean a residential dwelling unit that is subordinate to a single detached, semi-detached, or townhouse dwelling and located within a single detached, semi-detached, or townhouse dwelling or within an accessory building or structure located on the same lot and accessory to a single-detached, semi-detached, or townhouse dwelling. An additional residential unit shall contain sleeping accommodations, a kitchen, and sanitary facilities for the exclusive use of the occupants and shall have a private entrance from outside the building or from a common hallway or stairway inside the building.

4.53.3 Agricultural Use

~~Shall mean the use of land, buildings or structures for the purpose of animal husbandry, horticulture, dairying, fallow, and/or forestry, and shall include field crops and pasturage, and any other farming use excluding intensive or specialty agriculture and kennels; and includes: the growing, raising, packing, treating, storing and sale of produce produced on the premises and other similar uses customarily carried on in the field of general agriculture, and shall include non-commercial greenhouses.~~

Shall mean the growing of crops, including nursery, biomass, and horticultural crops; raising of livestock; raising of other animals for food, fur or fibre, including poultry and fish; aquaculture; apiaries; agro-forestry; maple syrup production; and associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities, and housing for farm workers, when the size and nature of the operation requires additional employment.

4.6 — Agricultural Use, Intensive

~~Means lands or buildings which are predominantly used for the raising of chickens, turkey or other fowl, fur-bearing animals, hogs or the growing of mushrooms, or the intensive feeding of animals in confined areas.~~

4.73.4 — Alter

When used in reference to a building or structure or part thereof, shall mean to make any modification to the structural component of a *building* or *structure* that results in a change of *use* or an increase or decrease in the floor area or *height*.

When used in reference to a *lot*, the word '*alter*' shall mean to increase or decrease the width, depth, or area of any *required yard, setback*, or boundary of such *lot* with respect to a *public road* or *waterbody*, whether such alteration is made by conveyance or alienation of any portion of said *lot* or otherwise.

3.5 Asphalt Plant

Shall mean a plant or facility used for the manufacture of asphalt. This facility may include equipment for heating, drying, mixing, and storing asphalt materials, and may also include facilities for the storage of raw materials and finished products, as well as related operations such as maintenance and repair of equipment.

4.83.6 Assembly Hall

Shall mean a *building* or a portion of a *building* used for the purposes of hosting meetings for civic, educational, charitable, religious or social purposes, a banquet hall, *community centre* or Canadian Legion Hall.

4.93.7 Attached

Shall mean a *building or structure*, otherwise complete in itself, that depends upon a division wall or walls shared in common with an adjacent *building(s)* or *buildingsstructure(s)* or *part thereof* for structural support or complete enclosure. A *building or structure* connected by a breezeway, passageway, or walkway is not considered to be attached.

4.103.8 Attic

Shall mean the space between the roof and the ceiling of the *top storey* or between a dwarf or *knee* wall and a sloping roof. An *attic* is not to contain or be *used* as a *habitable room* and cannot be accessed by a stairway.

3.9 Backyard Hens

Shall mean the keeping of up to ten hens with no rooster on a *lot*, accessory to a principal residential use, where the hens and their eggs are for domestic use only and not for sale.

4.143.10 Barge

Shall mean a freight *boat* used in connection with a construction, contracting or haulage business.

4.123.11 Basement

Shall mean a *storey* or *storeys* of a *building* located below the *first storey* and partially or fully below grade.

4.133.12 Bed and Breakfast Establishment

Shall mean sleeping accommodation for the traveling or vacationing public within the *main single detached dwelling* that is the principal *residence* of the proprietor, to a maximum of three *guest rooms*, and may include the provision of breakfast and other meals and services, facilities or amenities for the exclusive *use* of the occupants. The *guest rooms* shall not have *kitchen or cooking facilities*, nor in any other way resemble a *motel, lodge, multiple dwelling*, boarding or rooming house, hospital, group home, or other *institutional use* or a *restaurant* accommodating the traveling or vacationing public, and *guests* shall not have access to *kitchen or cooking facilities*. Refer to the General Provisions (Section 5.2) for the applicable regulations.

4.143.13 Boat

Shall mean any form of watercraft, with or without sleeping, living, cooking, dining and washroom facilities that is designed and intended for water transportation, but excluding a *building, structure* or aircraft.,

4.153.14 Boathouse

Shall mean an enclosed detached accessory building or structure that is located over the lake bed and is designed or used for the sheltering of a *boat* or other forms of water transportation or marine related equipment. A *boathouse* may be permanent or portable or floating in nature but shall not include sleeping space or floating accommodation.

3.15 Breezeway/Passageway

Shall mean a roofed outdoor passageway having sides which are open and unenclosed. An enclosed passageway having a width of 3.0 metres or less that connects buildings and/or structures is considered a breezeway/passageway.

4.163.16 Boatport

Shall mean a *detached accessory building or structure* that is located over the lake bed and is designed or *used* for the sheltering of a *boat* or other forms of water transportation. A *boatport* may be permanent or portable or floating in nature. In the case of a *boatport* at least one wall must be open.

4.173.17 Bridge

Shall mean a *structure erected* across a *waterway* or spanning two or more points of land to afford passage by vehicles or pedestrians.

4.183.18 Building

Shall mean a *structure*, whether temporary or permanent, as defined ~~within-by~~ Section 1(1) of the *Building Code Act*, used or intended to be *used* for the shelter, accommodating, accommodation or enclosure of *persons*, goods or chattels.

3.19 Building Code Act

Shall mean the *Building Code Act*, 1992 S.O. 1992, Chapter 23, as amended, or any successor thereto.

3.20 Building Code

Shall mean regulations made under Section 34 of the *Building Code Act*.

4.193.21 Building Envelope

Shall mean the buildable area of a *lot*, defined by all required *setbacks* and maximum *height* requirements, within which a *building* can be *erected*, as established in this *By-law*.

4.203.22 Building, Main

Shall mean the *building* in which the principal *use* of the *lot* is conducted.

4.213.23 Building Official/Inspector

Shall mean the officer or employee of the corporation who is charged with the duty of enforcing the provisions of the Ontario *Building Code*.

4.223.24 Building Supply Establishment

Shall mean a commercial *building* and *lot* for the sale and storage of building materials and equipment, and may include incidental assembly/fabrication for the purpose of sales and service of a wide variety of building supplies, including but not limited to the following: lumber, millwork, siding, plumbing, fencing, electrical supplies, heating equipment and other commodities.

~~3.23 Building Setback~~

~~Shall mean the minimum horizontal distance between any *lot line* and the nearest part of any *building, structure or open storage use on the lot*.~~

4.233.25 By-law

Refers to 'Comprehensive Zoning By-law A2000-07' passed by *Council* for the Corporation of the Township of The Archipelago.

4.243.26 Camper

Shall mean any kind of temporary shelter for sleeping that is not permanently fixed to the site and that is capable of being easily moved, but does not include *structures nor floating accommodation*.

4.253.27 Campground

Shall mean a recreational establishment operated by a private or public organization where children or adults are temporarily accommodated in *tents*, cabins, cottages, or *lodges*, or recreational vehicles.

4.263.28 Carport

Shall mean a *building* or *structure* that is intended for the shelter of vehicles and has at least one open wall.

4.273.29 Causeway

Shall mean a raised *road* or way across any land, *waterway* or wetland, which affords vehicle or pedestrian passage.

4.283.30 Cemetery

Shall mean a *cemetery* within the meaning of the *Cemetery Act*, R.S.O. 1992.

4.293.31 Chamber of Commerce

Shall mean the lands, *buildings* and *structures* occupied by an association of merchants or business people.

4.303.32 Channel

Shall mean a *navigable* course or track between two land areas or *islands*.

4.313.33 Channel, Major

Shall mean the *navigable* course or track shown as a line on the nautical charts published by the Canadian Hydrographic Service from time to time, which indicates sufficient water depth for the safe navigation of *boats*.

4.323.34 Clinic, Medical

Shall mean a *building* or part thereof *used* by qualified medical practitioners, nurses, dentists, chiropractors, or other drugless practitioners, for public or private medical, surgical, physiotherapeutic or other human health purposes, except when included within or *accessory* to a private or public hospital.

4.333.35 Clinic, Veterinary

Shall mean a *building*, or part thereof, *used* by a veterinary surgeon for the treatment and care of animals.

4.343.36 Club, Private

Shall mean one or more of the recreational land *uses* which *existed in the Township* on January 1, 1980, having in excess of two owners, containing three or more self-contained cottages, a main *lodge*, common or shared *outbuildings* and facilities.

4.353.37 Coldwater Lake

Shall mean a *waterbody* identified by the Ministry of Natural Resources as a sensitive coldwater lake trout lake and includes Blackstone Lake, Crane Lake, Forget Lake and Three-Legged Lake.

3.38 Commercial Vehicle Parking

Shall mean an area provided for the parking of commercial vehicles and may include aisles, *parking spaces*, and related ingress and egress lanes, and a *garage*.

4.363.39 Community Centre

Shall mean a *building* in which facilities are provided for such purposes as meetings for civic, educational, political, religious, or social functions, but does not include any continuous commercial *use*.

4.373.40 Conservation

Shall mean the *use* of land for the purpose of conserving, preserving, maintaining or enhancing the natural environment.

3.41 Construction Equipment Storage

Shall mean a designated area where machinery, vehicles, tools, and materials used for construction activities are securely housed or parked when not in use.

4.383.42 Contractor's Yard

Shall mean a yard of any building trade or contractor where equipment and material are stored or where a contractor or ~~tradesman~~ tradesperson performs shop or assembly work.

4.393.43 Cooking Facilities

Shall mean any appliance, cooking or warming device intended to be used for the preparation of food including all ovens, stoves, hotplates, microwaves, barbeques, any ~~gas-fed appliances and similar~~ cooking related appliances.

4.403.44 Council

Shall mean the Council of the Corporation of the Township of The Archipelago.

4.413.45 Crawlspace

Shall mean that portion of a *building* between two floors that is partly or wholly underground that has a *height* from finished floor to the underside of the floor joists of the *storey* next above not greater than 1.5-8 metres.

4.423.46 Crown Reserve

Shall mean a one chain (66 foot) ~~shoreline-shore~~ *road allowance* reserved by crown patent where no such designation appeared on the original surveys prepared by the Crown surveyors. The *crown reserves* are vested in the Crown and under the jurisdiction of the Ministry of Natural Resources

4.433.47 Custom Workshop

Shall mean a *building* or *structure*, or part thereof, where the assembly or manufacturing of small quantities of articles ~~is performed by a trades person~~ requiring manual or mechanical skills, but does not include machining, stamping, milling, smelting, or forging of materials.

4.443.48 Deck

Shall mean a building or floor ~~structure~~ without a roof that is level or has a level surface area capable of accommodating persons or furniture that may be *attached* to or *detached* from a *main building* or an *accessory building* or structure.

4.453.49 Detached

Shall mean separated from or not connected and does not share a common wall with any other *building(s)*, except *buildings* may be connected by a passageway, breezeway, ~~or~~ roof, or walkway that does not constitute an attachment.

4.463.50 Development

Shall mean the construction, *erection*, or placing of one or more *buildings* or *structures* on land or the making of an addition or alteration to a *building* or *structure* that has the effect of increasing the size or usability of any *building* or *structure*.

3.48 Development, New

~~Shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the the Planning Act, R.S.O. 1990, c.P. 13, but does not include activities that create or maintain infrastructure authorized under an Environmental Assessment process or works subject to the Drainage Act.~~

3.51 Dining Hall

Shall mean a large area within a building or structure where meals are served and consumed by many people at the same time.

4.473.52 Dock

Shall mean a *structure* in the form of a platform, located on or adjacent to water, floating or fixed to the shoreline or lake bed, including a wharf or pier *used* for parking or mooring, loading, unloading, repair or storage of *boats*, located on or adjacent to water, and includes connecting ramps, stairs, *walkways* and landings located within 3 metres of the landside inland of the ~~highwater mark~~shoreline.

3.53 Dock, On-Shore Extension

When referring to a dock which is fixed to the shoreline, shall mean the portion of the dock which extends out of the water, past the shoreline, and is located on land.

4.483.54 Docking Envelope

Shall mean a surface area of land and water provided for *docks* and/or a *boathouse* or *boatport*, which is determined by the width of ~~the all~~ *dock(s)*, *boathouse* or *boatport* at their widest dimension parallel to the chord of the *lot frontage* at the shore and the length perpendicular to said width provided that the determination of both dimensions shall include, where necessary, the permitted 3-metre encroachment area inland of the ~~highwater mark~~shoreline.

4.493.55 Docking Site

Shall mean a portion of a *docking envelope* that is separated from any other portion of a *docking envelope* by a minimum of 5 metres.

4.503.56 Docking Slip

Shall mean a *structure* where *boats* can remain for loading, unloading, repair or storage, including the *waterway* adjacent to any *dock* that is capable of being occupied by a *boat*.

4.543.57 Domestic Pets

Shall mean a dog, cat or other animal that is normally kept as a household pet.

3.58 Dormer

Shall mean a structural element on the roof of a building or structure that projects from a sloped roof plane, and has its own roof, which may be flat, arched, or peaked, and provides additional room to the space directly beneath the roof. Where dormers make up more than 50% of the roof plane, they shall be considered the main roof.

4.523.59 Dormitory

Shall mean a *building* where lodging is provided for more than four *persons* in return for remuneration or for the provision of services, and in which all *kitchen* facilities are shared.

4.53 Dredge

~~Shall mean to clear, widen or deepen a waterway by means of excavation and includes construction of a dam as defined in the Lakes and Rivers Improvement Act.~~

3.60 Drive-Through Restaurant

Shall mean any restaurant that includes an operation where patrons may purchase a take-out meal while remaining seated inside a motor vehicle that is lined up in a designated service lane. A motor vehicle service station is not considered a drive-through restaurant.

4.543.61 Driveway

Shall mean any open roadway developed on private property or across Crown land that provides vehicular access from a *public* or *private road* to one individual *lot*.

4.553.62 Dwelling

Shall mean a *building* occupied, or capable of being occupied exclusively as a home or *residence* by one or more *persons*, but shall not include *hotels*, *motels*, *mobile homes*, *travel trailers*, *tents*, campers, or vehicles etc.

4.563.63 Dwelling, Main

Shall mean the principal residential *building* or largest *dwelling unit* on a *lot*.

4.573.64 Dwelling, Multiple

Shall mean a *building* containing more than one *dwelling unit* and that is occupied or capable of being occupied as a home or *residence*, and may include a *semi-detached*, duplex, triplex, fourplex, apartment or *townhouse* but does not include a *tent* or trailer.

4.583.65 Dwelling, Single Detached

Shall mean a *detached* permanent *dwelling* occupied as one single *dwelling unit* and to which entrance is gained only by a private entrance outside the *building*, but shall not include a *mobile home*, *travel trailer*, *tent* or camper.

3.66 Dwelling, Semi-Detached

Shall mean a *building* divided vertically by a common wall above finished grade into two separate *dwelling units*, each such *dwelling unit* having an independent entrance either directly from outside the *building* or through a common vestibule.

4.593.67 Dwelling, Townhouse

Shall mean a *building* divided vertically both above and below grade into three or more separate *dwelling units*, each such *dwelling unit* having two independent entrances directly from outside the *building*.

4.603.68 Dwelling Unit

Shall mean a room or suite of habitable rooms occupied or capable of being occupied as an independent and separate self-contained housekeeping unit in which no more than one separate *kitchen* is provided and in which access is gained from a private entrance from outside the *building* or from a common hallway or stairway inside the *building* and contains sanitary facilities but not necessarily sleeping accommodation.

3.69 Dwelling Unit Accessory to a Non-Residential Use

Shall mean a permanent *dwelling unit* which is located on the same *lot* as a primary use which is not residential, and in which the residential use is secondary and subordinate to the primary non-residential use. A *dwelling unit accessory to a non-residential use* may either be a *detached building* or *structure* or a unit within a *building* associated with the primary non-residential use.

4.643.70 Easement

Shall mean the right of *use* over the property of another land-owner. This may include the right to enter and exit upon the property of another or for the purposes of access to services.

4.623.71 Environment

Shall mean the air, land, or water, or any combination or part thereof.

4.633.72 Equipment Sales and Rentals

Shall mean the *use* of lands, *buildings* and *structures*, in which machinery and equipment are offered for sale or kept for rent, lease, or hire under agreement for compensation.

4.643.73 Erect

Shall mean to build, construct, reconstruct or relocate and, without limiting the generality of the word, also includes:

- a) ~~a)~~ any excavating, dredging, filling, draining, or the creation of retaining walls, beams, siding or breakwalls;
- b) ~~b)~~ the placement or construction of *docks*, wharves, piers, rafts or *pump houses*;
- c) ~~c)~~ ~~altering~~ alteration of any existing *building* or *structure* by an addition, enlargement, extension or other structural change, and;

a)d) ~~_____~~ d) any work that requires a building permit ~~_under The Building By-law of the Township.~~

~~3.66~~ Established Building Line

~~Shall mean the average distance of the buildings from a public road where said buildings are located on one side of a block, defined by intersecting roads at each end of the block, and where more than one half of the lots having public road access upon the said side of the block have been built upon.~~

~~4.663.74~~ Existing or Existed

Shall mean in existence on the date of the passing of this *By-law*.

~~4.663.75~~ Financial Institution or Bank

Shall mean a *building* designed for the purpose of lending, borrowing, exchanging, issuing or safeguarding money.

~~4.673.76~~ Final Grade

Shall mean the average elevation of the ground at the base of a *building* or *structure*, exclusive of any embankment in lieu of steps or other *site alteration* utilized to raise the finished surface. The calculation of the average elevation shall include at least five points of measurement evenly spaced along a single wall of the *building* or *structure* including each edge of the wall and the highest and lowest points on the ground.

3.77 Floating Accommodation

Shall mean a floating building, structure, or thing, or a combination of floating buildings, structures, or things, equipped or useable for overnight accommodation and not primarily used for navigation and includes a floating building, structure, or thing, or combination thereof that:

- a) Is primarily designed for or able to be used for residential purposes;
- b) Is a raft, barge, or floating platform that has on top of it a building, structure, vehicle, or thing that may be used for overnight accommodation, for camping purposes, or as an outdoor accommodation;
- c) Would reasonably be expected to require towing to be placed on lands or is placed on lands by means of towing or any other type of assistance, or is self-propelled;
- d) Is equipped with anchor(s) and/or jack-up technology or a similar mechanism used to anchor or rise above the surface of the water, with or without spud cans; or,
- e) Has a floating foundation or a flotation platform which may include floats constructed of polystyrene, plastic, concrete, or logs and stringers or any other material or substance used to assist with floatation.

~~4.683.78~~ Floodplain

Shall mean the horizontal area that borders a lake, river, stream or *watercourse*, and that is subject to flooding. The *floodplain* of Georgian Bay shall include all lands below the 178.3 metre elevation G.S.C. datum.

~~4.693.79~~ Floor Area, Industrial (Total)

Shall mean that portion of the *total floor area* of an *industrial* establishment that is *used* for manufacturing purposes but does not include areas ~~of~~ used exclusively for storage or offices.

~~4.703.80~~ Floor Area, Residential (Ground)

Shall mean the floor area of the lowest *storey* of a *building* approximately at or ~~first~~ above the *final grade level* excluding any *basement*, crawlspace, cellar, or sub cellar, which area is measured between the exterior faces of the exterior walls or supporting posts at the floor level of such *storey*, and ~~it~~ includes: any attached private garage, covered porch or veranda, or enclosed porch or veranda.

~~4.713.81~~ Floor Area, Residential (Total)

Shall mean the space of all *storeys* of a *building* between the exterior faces of the exterior walls and required firewalls, including the space occupied by interior walls and partitions, any ~~private-attached garage, carport, storage area, breezeway, porch, veranda, unenclosed porch or unenclosed veranda,~~ the entire area of the overhang of a roof where such overhang exceeds 1.25 metres in depth, but does not include the space occupied by exits, vertical service spaces and their enclosing assemblies, a *basement*, *crawl/space*, or an *attic* and those interior areas adjacent to the exterior walls with less than ~~6.5 feet~~ 1.8 metre height clearance.

4.723.82 **Forestry**

Shall mean the *use* of land for the purpose of conservation and/or the growing and cutting of trees for the purpose of producing commercial/non-commercial wood products but shall not include the manufacturing or processing of such products.

4.733.83 **Four Season Destination Resort**

Shall mean a *tourist establishment* that operates throughout all of the year and provides entertainment and recreation to *persons* and may provide temporary or long-term accommodation to any *person(s)* on a daily, weekly, monthly, timeshare or other form of ownership basis.

3.84 **Garage**

Shall mean a private garage that is accessory to a dwelling located on the same lot and is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and in which there are no facilities for repairing or servicing vehicles for remuneration or commercial use, and that is fully enclosed and excludes a carport or other open shelter.

~~3.77~~ ~~Garage, Attached~~

~~Shall mean a private garage that is accessory to a dwelling on the same lot and attached by a common wall and/or common roof structure and is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and in which there are no facilities for repairing or servicing such vehicles for remuneration or commercial use, and that is fully enclosed and excludes a carport or other open shelter.~~

~~3.78~~ ~~Garage, Detached~~

~~Shall mean a private garage, accessory to a dwelling on the same lot, that is designed or used for the sheltering of private motor vehicles and the storage of household equipment incidental to residential occupancy and in which there are no facilities for repairing or servicing such vehicles for remuneration or commercial use and that is fully closed and excludes a carport or other open shelter.~~

~~4.74~~ ~~3.79~~ ~~G.S.C.~~

~~Shall mean the Geodetic Survey of Canada.~~

3.85 **Gazebo**

Shall mean an enclosed or unenclosed accessory structure or building fixed to a location on the ground or attached to a dwelling, dock, or deck, and is used to accommodate people or furniture, with the exception of overnight accommodation. For the purposes of this By-law, a gazebo shall not include a sunshade, tent, or similar temporary structure.

4.753.86 **Guest**

Shall mean a *person* who contracts for accommodation in a *motel* or *hotel* or other similar accommodation and includes all members of the *persons'* party.

4.763.87 **Guest Room**

Shall mean a room, suite, or rooms that are *used* or maintained for the accommodation of the public and that contain no *cooking facilities*.

3.88 **Heavy Equipment**

Shall mean vehicles of substantial size, weight, and specialized function that are utilized for a variety of tasks including, but not limited to, construction, excavation, demolition, and landscaping.

4.773.89 Height

Shall mean, with reference to a *building or structure*, the vertical distance measured at the front of a *building* from the *final grade* of such *building* to:

a) ~~a)~~ in the case of a flat roof, the highest point of the roof surface, or the parapet, whichever is the greater;

b) ~~b)~~ a mansard roof - the deck roof line;

c) ~~e)~~ a gable, hip or gambrel roof - the mean distance between the eaves and the ridge, except that where the roof pitch of a gable, hip or gambrel roof exceeds a slope ratio of 1:1 – three quarters of the mean distance between the eaves and the ridge; or

a) ~~d)~~ an "A" - frame construction – three quarters of the mean distance between the eaves and the ridge, ~~whichever results in the lesser vertical distance.~~ The front of a *building* for the purpose of determining *building height* shall include each exterior wall of a *building* that faces a *shoreline* or a *road* of a *lot*. The *height* of the *building* shall be determined separately for each front wall of the *building* to establish compliance with the *height* requirements of the applicable *Zone* category.

~~3.83~~ High Water Mark

~~Shall mean in the case of Georgian Bay 176.44 metres C.S.C. above sea level, and in all other cases means the normal water mark of any water at the time of the original surveys of the geographic townships unless altered by the construction of a dam or dams belonging to any municipal, provincial or other public authority, in which case the measurement shall be from the high water mark as controlled by such dam or dams.~~

4.783.90 Home Occupation

Shall mean an *occupation* or *business accessory* to a legally established *single detached or semi-detached dwelling* with no show/display room ~~or direct retail sales~~, such as, but not limited to the following: a service (e.g.: accountant, lawyer, therapist, or similar occupation) a carpentry shop, a metal working shop, a machine shop, a welding shop or a tool and die shop that provides services or wares. For the purposes of this *By-law*, the repairing of motor vehicles, *mobile homes*, *trailers* and/or *boats* is not a *home occupation*. A *home occupation* shall occur entirely within the legally established *single detached or semi-detached dwelling* or within an *accessory structure* to the legally established *single detached or semi-detached residence dwelling*.

4.793.91 Hotel

Shall mean a commercial establishment that consists of ~~4 one or more buildings, or 2 or more connected,~~ that cater(s) to the needs of serves the public by furnishing-providing sleeping accommodation, including permanent staff accommodation and that may or may not supply food, ~~and includes all premises licensed under the Liquor License Act and operating under the Tourism Act.~~

4.803.92 Human Habitation

Shall mean the act of inhabiting, occupying or using a *building* or part of a *building* for living, sleeping, eating or food preparation.

4.813.93 Hunt Camp

Shall mean any land or *buildings* other than a *single detached dwelling* that is/are used solely for the incidental habitation of *persons* angling or hunting wildlife.

4.823.94 Industrial, Light or Industrial Use, Light

Shall mean the *use* of land, *building*, or *structure* for the manufacturing, assembly, storage, or processing of component parts of finished products suitable for wholesale or retail trade but does not include food, beverage, tobacco, rubber, leather, textile and knitting, printing, metal fabrication, or similar industries if these industries involve stamping, presses, furnaces, machinery, or the emission of any air, water, or noise pollution that creates a nuisance outside of the *building* or *structure* or beyond the limits of the *lot*. *Light industrial* facilities do not require the *use* of municipal sanitary or water services for the operation of the *use*.

4.833.95 Institutional

Shall mean the *use* of land, *buildings*, or *structures* for non-commercial purposes by an organization, group, or association for religious, charitable, educational, health, or public purposes but not including lands *used* as a *campground* or *trailer park*, lands containing *sleeping cabins* or housekeeping cottages, a *private club*, a commercial mental health centre or place of detention.

4.843.96 Island

Shall mean one or more parcels of land that is/are capable of being separately conveyed and that is/are, as an aggregate, entirely surrounded by water.

4.853.97 Island, ~~One-Owner~~Single Ownership

Shall mean an entire *island*, the whole of which is a single parcel or *lot* under the *Planning Act*, R.S.O. 1990, c.P. 13.

4.863.98 Kitchen

Shall mean part of a *dwelling unit* or an area where food may be prepared and that contains *cooking facilities*.

4.873.99 Landscaped Open Space

Shall mean an open space area comprised of lawn and ornamental shrubs, flowers, and trees, and may include space occupied by paths, walks, courts and patios.

4.883.100 Laundromat

Shall mean a *building* ~~or structure~~ where the service of coin-operated laundry machines, using only water, soaps or detergents and additives ~~is made available to the public~~ are provided.

4.893.101 Loading Space

Shall mean an off-street space on the same *lot* as the *building* for temporary parking of a commercial vehicle while loading or unloading equipment, merchandise, goods, or materials.

4.903.102 Lodge

Shall mean a *tourist establishment* that has facilities for overnight sleeping accommodation and serving meals and that ~~furnishes~~ provides equipment, supplies or services to *persons* in connection with angling, hunting, camping or recreational purposes

3.103 Loft, Storage

Shall mean a room or space directly under the roof of a building or structure which may be used for storage.

4.913.104 Lot

Shall mean a single parcel of land that may be legally conveyed in accordance with the requirements of the *Planning Act*, R.S.O. 1990, c.P. 13.

4.923.105 Lot, Area

Shall mean the total horizontal area located within the *lot lines* of a *lot*.

4.933.106 Lot, Corner

Shall mean a *lot* situated at the intersection of and abutting upon two or more *roads*, provided that the angle of intersection of such *roads* is not more than 135 degrees.

4.943.107 Lot, Coverage

Shall mean the area of a ~~residential lot, or in the case of a lot zoned for non-residential use, the area of the lot zoned for non-residential use~~, that is covered by the *ground floor area* of any *buildings* and shall include all roofed accessory *buildings* and ~~all roofed or covered accessory structures~~, the entire area of the overhang of a roof where the overhang of

the roof exceeds 1.25 metres in depth, the *floor area* of any *boathouse* or *boatport* constructed over the Crown lake bed and the area of any *deck*, *dock* or *docking slip* covered by the overhang of a *boathouse* roof or *boatport* roof where the roof overhang is greater than 1.25 metres in depth.

4.953.108 Lot, Depth

Shall mean the horizontal distance between the *front* and *rear lot lines*. Where such *lot lines* are not parallel, the *lot depth* shall be the mean distance between them.

4.963.109 Lot, Frontage

Shall mean the ~~following~~ straight-line horizontal distance between the two *lot lines* which intersect the *front lot line* of a *lot*, except:

- a) ~~Where the *front lot line* is not perpendicular to the *side lot lines* and the said *lot lines* are not parallel, *lot frontage* shall mean the horizontal perpendicular distance between the *side lot lines*; or,~~
- b) ~~Where the *front lot line* is not a straight line and the *side lot lines* are not parallel, the *lot frontage* shall be measured from the minimum *front yard setback* and parallel to the chord of the *lot frontage* (i.e., the straight line joining the two points where the *side lot lines* intersect the *front lot line*); or,~~
- c) ~~On an *island* that has not been subdivided or a peninsula, the *lot frontage* shall be the greatest distance between any two points of the *shoreline*; or,~~
- a)d) ~~Where a *lot* has two or more frontages on a *shoreline*, the longer *shoreline* frontage shall be deemed to be the *lot frontage* for the purposes of this *By-law*.~~
- b) ~~In the case of a *single ownership island* or a peninsula (*lot* with no *side lot lines*), the *lot frontage* shall be the distance of maximum separation between any two points on the boundary of the *lot*.~~
- e) ~~In the case where a *lot* fronts on a *navigable waterway* other than a *single ownership island* or peninsula, the *lot frontage* shall be the horizontal distance between the *side lot lines* measured along the *front lot line*, but where the *front lot line* is not a straight line, or where the *side lot lines* are not parallel, the *lot frontage* is to be measured either by a line equal to the minimum *front yard setback* measured back from and parallel to the chord of the lot frontage, or by the *chord* of the *lot frontage*, whichever is the greater. For the purpose of this paragraph the *chord* of the lot frontage is a straight line joining the two points where the *side lot line* intersects the front lot line.~~
- d) ~~In the case where a *lot* abuts a *road* but not a *navigable waterway*, the *lot frontage* shall be the horizontal distance between the *side lot lines* measured at right angles. Where the *front lot line* is not a straight line or where the *side lot lines* are not parallel, the *lot frontage* shall be measured from the minimum *front yard setback* and parallel to the *chord* of the lot frontage. For the purpose of this by law, the *chord* is a straight line joining the two points where the side lot line intersects the front lot lines.~~
- e) ~~In the case where a lot has two separate frontages both on one or more navigable waterways, other than a single ownership island or a single ownership peninsula, the lot frontage shall be the longer of the two front lot lines and not calculated as cumulative. The lot frontage is calculated as the horizontal distance between the side lot lines measured along the front lot line, but where the front lot line is not a straight line, or where the side lot lines are not parallel, the lot frontage is to be measured either by a line equal to the minimum front yard setback measured back from and parallel to the chord of the lot frontage, or by the chord of the lot frontage, whichever is the greater. For the purpose of this paragraph the chord of the lot frontage is a straight line joining the two points where the side lot line intersects the front lot line.~~

4.973.110 Lot, Interior

Shall mean a *lot* that is bounded by other *lots* along its *side lot lines*.

4.983.111 Lot Line

Shall mean any boundary of a *lot* or the vertical projection thereof.

4.993.112 Lot Line, Front

Shall mean, with the exception of a *lot* that abuts a *navigable waterway*, the *lot line* that divides the *lot* from the *road* subject to the following:

- a) In the case of a *corner lot*, the shorter *lot line* that abuts the *public road* shall be deemed the *front lot line* and the longer *lot line* that abuts the *public road* shall be deemed the *side lot line*;
- b) In the case of a *corner lot* with two *public road* lines of equal lengths, the *lot line* that abuts the wider *public road* or abuts a Provincial Highway shall be deemed to be the *front lot line*, and if similar, *the Township* may designate either *public road* line as the *front lot line*;
- c) In the case of a *lot* abutting one or more *private roads*, the shortest *lot line* abutting the *private road* shall be deemed the *front lot line*;
- d) In the case of a *through lot*, two *front lot lines* shall exist.

On a *lot* where a *lot line* abuts a *navigable waterway*, the front lot line shall be the following:

- a) In the case of a *lot* on an *island* or a *Single Ownership Island*, the high water mark shoreline shall be the *front lot line*.
- b) In the case of a *lot* that is not located on an *island* but abuts a *navigable waterway* and/or a *road* or laneway, the highwater mark shoreline shall be the *front lot line*.

4.1003.113 Lot Line, Rear

Shall mean, in the case of a *lot* having 4 or more *lot lines*, the *lot line* farthest from and opposite to the *front lot line*; in the case where a *lot* has 3 *lot lines*, and there is no *rear lot line*, the *rear lot line* is represented by the point of intersection of two side lot lines.

4.1043.114 Lot Line, Side

Shall mean a *lot line* other than a *front* or *rear lot line*.

4.1023.115 Lot, Through

Shall mean a *lot* bounded on ~~two~~ opposite sides by one or more roads or a *navigable waterway*.

4.1033.116 Marina

Shall mean a *building*, *structure* or *lot* containing facilities or services for docking, repairing and/or storage for watercraft, located on a *waterway*, where facilities for rentals and pump_outs for watercraft, the *accessory* sale of marine fuels, lubricants and accessory products may be provided, and may include a *boat taxi* service as well as the sale of marine craft, snowmobiles and similar recreation vehicles, and accessories and *parking areas* for motor vehicles and boat trailers, but shall not include floating accommodation.

4.1043.117 Marine Railway

Shall mean an *accessory structure* that comprises a rail system extending above and below water designed to bring *boats* out of the water or for the placement of *boats* into the water.

4.1053.118 Marine Storage Facility

Shall mean an *accessory building* or structure for the storage of *boat* supplies and marine related equipment and accessories.

4.1063.119 Mobile Home

Shall mean a prefabricated building certified by the Canadian Standards Association (CSA) used as a single detached dwelling that is designed to be and is capable of being transported after fabrication, either on its own wheels, on detachable wheels, on a flat bed or other trailer, to a *building lot*, and which is suitable for year-round occupancy.

4.1073.120 Motel

Shall mean a *building* consisting of a number of individual rental units or rooms used for eating to serve the needs of the traveling public by furnishing-providing sleeping accommodation with or without food service.

4.1083.121 Motor Home

Shall mean a land-based, self-propelled vehicle designed, intended, and *used* for travel recreation or vacation and, in addition, *used* for living, sleeping, and eating on a temporary basis, and excludes a houseboat.

4.1093.122 Motor Vehicle Sales and Service Establishment

Shall mean a *building* or *lot used* for the display and sale of new and/or *used* motor vehicles including *motor homes* and may include the servicing, repair, cleaning, polishing, lubrication, and painting of motor vehicles, the sale of automotive parts and the leasing or renting of motor vehicles.

4.1403.123 Motor Vehicle Service Station

Shall mean a retail ~~place of~~ business, the prime function of which is the sale of automotive fuels and products and/or provision of repair service and maintenance to motor vehicles.

4.1413.124 Municipal Concession Road Allowance

Shall mean an original concession road allowance laid out on the original survey by Crown surveyors. The original concession road allowances, whether opened or not opened, used or not used, are owned by and under the jurisdiction of the Township, except where disposed of by the Township and sold to another party in accordance with the applicable Provincial Statute.

4.1423.125 Municipal Shore Road Allowance

Shall mean a one chain (66 foot) area of land located adjacent to a *shoreline* that was identified on the original survey prepared by Crown surveyors and that is now owned and under the jurisdiction of the Township.

4.1433.126 Navigable

Shall mean any body of water that is capable in its natural state or, at normal water level of being navigated by floating vessels of any description for the purposes of transportation, recreation or commerce, so long as such navigation does not negatively impact the aquatic environment of that body of water; it also includes a canal and any other body of water created or *altered* for public use as a result of the construction of any work, as well as any *waterway* where the public right of navigation exists by dedication of the *waterway* for public purposes or by the public having acquired the right to navigate through long use.

4.1443.127 Non-Complying Lot

Shall mean a *lot* created prior to ~~or after~~ the passing of this *By-law* that does not meet the requirements of this *By-law*.

4.1453.128 Non-Complying Building

Shall mean a *building* or *structure* that is a permitted use at the date of the passage of this *By-law* but does not comply with the provisions of this *By-law*.

4.1463.129 Non-Conforming Use

Shall mean the use of lands, *buildings* or *structures* that were legally *existing* at the date of the passage of this *By-law*, but which is not a use permitted in the *zone* in which the said use is situated.

3.130 Nursery School

Shall mean premises providing temporary care or guidance for more than five children for a continuous period not exceeding twenty-four hours.

4.1473.131 Obnoxious

Shall mean when used with reference to any use of land, *building* or *structure*, a use that from its nature or from the manner of carrying on the same, creates or is liable to create by reason of destructive gas fumes, dust, objectionable odour, noise, vibration, unsightly storage of goods, equipment, wares, merchandise salvage, junk, waste, or other material, a condition that may become hazardous or injurious regarding health or safety or that prejudices the character of the surrounding area or interferes with, or may interfere with, the normal enjoyment of any use of land, *buildings* or *structures*.

4.1183.132 Office, Business

Shall mean any *building* or part of a *building* in which one or more *persons* are employed in the management, direction or conducting of an agency, profession, business, or organization, but excludes such *uses* as retail sales, manufacturing, assembly or storage of goods, or places of assembly and amusement.

4.1193.133 Office, Professional

Shall mean a *building* or part of a *building* in which professionally qualified *persons* such as doctors, lawyers, or engineers, and their staff, serve clients or patients who seek advice, consultation or treatment.

4.1203.134 Park, Public

Shall mean a recreational area or lands owned or controlled by the Township or by any Board, Commission or other Authority established under any statute of the Province of Ontario.

4.1243.135 Parking Area

Shall mean an area provided for the parking of motor vehicles and may include aisles, *parking spaces* and related ingress and egress lanes, and a ~~private~~ garage.

4.1223.136 Parking Lot

Shall mean a property *used* for the parking of motor vehicles and will include a *parking area*.

4.1233.137 Parking Space

Shall mean an area of land, not being part of a highway or other *road* and having unobstructed access to a *road* or lane, *used* for temporary parking or storage of motor vehicles.

3.138 Passive Recreational Use

Shall mean an activity or use of land carried out for recreational purposes that does not require the construction of buildings or structures or the alteration of soil or topography and uses shall be limited to open space, trails, environmental areas, and picnic areas.

4.1243.139 Person

Shall mean an individual, association, firm, partnership, corporation, trust, incorporated company, organization, trustee, or agent, and the heirs, executors, or other legal representatives of a *person* to whom the same can apply according to the law.

4.1253.140 Personal Service Shop

Means a *building* or part of a *building*, not otherwise defined or classified herein, *used* for the performance of personal services such as a barber shop, beauty parlour, or for the servicing or repairing of articles, goods or materials, and in which no product is manufactured and includes radio, television and appliance repair shops but does not include a *motor vehicle service station*.

4.1263.141 Place of Worship

Shall mean a *building* dedicated to religious worship and shall include a church hall, church auditorium, Sunday school, parish hall, day nursery, convent, monastery, manse or rectory or parish hall.

4.1273.142 Planning Act

Shall mean the Provincial legislation the *Planning Act*, R.S.O. 1990, c.P.13, as amended, or any successor thereto.

4.1283.143 Planting Strip

Shall mean an area that shall be *used* for no purpose other than planting a row(s) of trees or a continuous unpierced hedgerow of evergreens or shrubs not less than 1.5 metres high, and immediately adjacent to the *lot line*.

3.144 Porch

Shall mean a roofed *structure* forming part of a *building*, with at least one side that is open and unenclosed, that extends from the exterior wall of a *building* and offers covered shelter in front of an opening or the *building's* entrance and/or exit.

3.145 Private Access Point

Shall mean a designated area, other than a *public access point*, owned and operated or maintained in whole or in part by a private entity to provide access to a *waterbody*, *watercourse*, or a *waterway*, which may include *boat* ramp(s) and *boat dock*(s).

3.146 Public Access Point

Shall mean a designated area, owned or controlled by the Township or other Authority established under any statute of the Province of Ontario, to provide access to a *waterbody*, *watercourse*, or a *waterway*, which may include *boat* ramp(s), and a *boat dock*(s).

4.1293.147 Pump House

Shall mean a *building* or *structure* used to fence, wall in, or cover a hydraulic device used to deliver, pressurize or store a private domestic water supply, and accessory equipment or tools.

~~3.136 Railway Shipping Container~~

~~Shall mean a container (also known as shipping containers, ITU's (Intermodal Transport Units) or isotainers) that can be loaded and sealed intact onto container ships, railroad cars, planes and trucks.~~

~~4.1303.148~~ **3.137 Recreational Facility, Public**

Shall mean lands, *buildings*, or *structures* used for recreational purposes by the public, with or without a fee.

~~4.1313.149~~ **3.138 Recreational Facility, Private**

Shall mean lands, *buildings*, or *structures* used for recreational purposes such as open spaces, trails or picnic areas, exclusively by a property owner for his or her own personal enjoyment.

~~4.1323.150~~ **3.139 Recreational Facility, Private Club**

Shall mean lands, *buildings*, or *structures* used for recreational purposes by a *private club* such as recreational fields, trails, picnic areas, children clubs, boating programs and other recreational programs for members of the *private club* and *guests*.

~~3.140 Recreational Use, Passive~~

~~Shall mean an activity or use of land carried out for recreational purposes that does not require the construction of *buildings* or *structures* or the alteration of soil or topography and uses shall be limited to open space, trails, environmental areas, and picnic areas.~~

~~4.1333.151~~ **Residence**

~~Shall mean a *building* or *structure* where a *person* or *persons* resides, and for the purposes of this By-law, may be used interchangeably with the term *dwelling*.~~

~~4.1343.152~~ **Restaurant**

Shall mean a *building*, or part thereof, used for the serving of foods or refreshments to the public., ~~with the serving and consumption of food taking place within the *building*, except for a *Restaurant* may include a terrace or patio or other open areas adjacent to the *building* where the serving and consumption of food and refreshments may take place on a temporary or seasonal basis.~~

4.1353.153 Retail Store

Shall mean a *building* or part of a *building* where goods, merchandise, equipment, substances or things are offered for retail sale directly to the general public and includes storage on the store premises of limited quantities of such goods, merchandise, substances, articles or things sufficient only to service such store and shall include a supermarket or food store, but does not include any establishment otherwise defined or classified herein or any manufacturing, processing, construction *uses*, or outdoor storage.

3.144 Roadway

~~Shall mean a *public road* or a *private road* as defined herein.~~

4.1363.154 Road, Private

Shall mean any *roadway* or open way that allows for the passage of a conventional passenger vehicle(s) and serves as access over more than one property to more than one *lot*, but does not include a *driveway*, a *public road* or public highway as defined in the Municipal Act.

4.1373.155 Road, Public

Shall mean a public highway or *road* other than a *driveway*, a lane, right-of-way or *private road* that is maintained by a public road authority and that is open and passable by the public.

4.1383.156 Road, Public Improved

Shall mean a Highway which has been assumed for public *use* and is maintained year-round by *the Township* or any other public authority.

4.1393.157 Road, Seasonal

Shall mean a private road or a public road other than an improved public road, that is not maintained year-round.

3.158 Sand and Gravel Pit

Shall mean an open excavation or cavity in the natural level of the ground made other than by natural causes by the removal of soil or rock for the purpose of removing sand, gravel or similar material and shall include the processing of excavated material.

4.1403.159 Sauna

Shall mean a *building* or *structure* that is *used* for steam or dry heat baths and not for *human habitation*

4.1413.160 Secondary Uses

Shall mean *uses* relating to but are secondary or subordinate to the principal *uses* permitted on a *lot*.

4.1423.161 Service Shop

Shall mean a *building* for the sale or repair of household articles, and includes radio, TV, and appliance repair shops but does not include industrial or manufacturing *uses* or *motor vehicle service station*.

4.1433.162 Setback

Shall mean the horizontal distance from the *lot line* of the *lot* to the nearest part of any *building* or *structure*, or open storage use on the *lot*.

3.163 Shipping Container

Shall mean a container (also known as Intermodal Transport Units or isotainers) that can be loaded onto container ships, railroad cars, planes and trucks.

3.164 Shoreline

In the case of Georgian Bay, shall mean 176.44 metres G.S.C. above sea level, and in all other cases shall mean the normal water mark of any water at the time of the original surveys of the geographic townships unless altered by the construction of a dam or dams belonging to any municipal, provincial or other public authority, in which case the measurement shall be from the shoreline elevation as controlled by such dam or dams.

4.1443.165 Sight Triangle

Shall mean the triangular space formed by the *public road* lines of a *corner lot* and a line drawn from a point in one *public road* line to a point in the other *public road* line or railway line, each such point being five metres from the point of intersection of the *public road* lines.

4.1453.166 Sign

Shall mean a name, identification, description, device, display, or illustration that is affixed to or represented directly or indirectly upon a *building*, *structure*, or *lot* and which directs attention to an object, product, place, activity, *person*, institution, organization or business.

4.1463.167 Site Alteration

Shall mean activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of a site.

4.1473.168 Site Plan

Shall mean a scaled drawing showing *lot lines*, *buildings* or *structures existing* and/or proposed on a *lot* and including such details as *parking areas*, access points, landscaped areas, *building areas*, *setbacks* from *lot lines*, *building heights*, *floor area*, *lot coverage*, lighting, septic tank tile fields, utility lines, site servicing details, grading and drainage and stormwater management, or any other items required by the Township to be represented on the drawing.

3.169 Skating Rink

Shall mean a premises with an ice surface that is used for recreation and spectator sporting events.

4.1483.170 Sleeping Cabin

Shall mean an *accessory building* designed and built for *human habitation* that excludes *cooking facilities* and is not made available for remuneration and is incidental and subordinate to the *main dwelling*.

3.171 Snowmobile Sales and Service Establishment

Shall mean a building or lot used for the display and sale of new and/or used snowmobiles, and may include the servicing and repair of snowmobiles, the sale of snowmobile parts, accessories, and related equipment, and the leasing or renting of snowmobiles.

4.1493.172 Storage Use Area

Shall mean the *use* of lands or *buildings* for storing materials, goods, or produce to preserve them in a condition that makes them usable at a later date.

4.1503.173 Storey

Shall mean that portion of a *building* (other than *basement*, cellar or *attic*) which is included between the surface of the floor and the surface of the next floor above it, or if there is no floor above it, then the space between such floor and the ceiling or roof next above it. A *deck* on the roof of a *building* is considered a *storey*.

4.1513.174 Storey, First

Shall mean the *storey* with its floor closest to *final grade* and having its ceiling more than 1.8 ~~m~~ metres above *final grade*, as averaged between all sides of the *building or structure*.

3.161—Storey, Top

Shall mean that portion of a *building* located between the uppermost floor level (i.e. the floor level that does not have any floor level above it) and the ceiling above.

4.1523.175 Structure

Shall mean anything that is *erected*, built, or constructed, the *use* of which requires location on the ground or being *attached* to something having location on the ground, and for the purposes of this *By-law*, shall include a tennis *or sports* court, *satellite dishes*, *swimming pools*, *marine railways*, *solar panels*, *gazebos*, an unlicensed vehicle, a *boat* affixed to the ground or a private sewage system, but shall not include free standing walls, fences or hedges.

4.1533.176 Swimming Pool

Shall mean an artificial body of water, excluding ponds, of more than 6 m² in area, and having a depth in excess of 1.3 metres *used* for swimming, bathing, or diving.

4.1543.177 Tavern

Shall mean a *building* where beverages are offered for sale to the public for immediate consumption and that requires a License under the *Liquor License Act*, R.S.O. 1990, c.L. 19 as amended from time to time.

4.1553.178 Temporary Use

Shall mean the *use* of land, *buildings*, or *structures* for a construction office, tool shed, or for the storage of scaffolds, equipment and material that is incidental to and necessary for construction work in progress for so long as the same are necessary for the construction work which has neither been finished nor abandoned on the same *lot*.

4.1563.179 Tent

Shall mean every kind of temporary *structure* providing shelter for sleeping that is not permanently affixed to the site and is capable of being easily moved and that is not considered a vehicle, a *camper* or a *travel trailer*.

4.1573.180 Township

Refers to the Corporation of the Township of The Archipelago.

4.1583.181 Tourist Establishment

Shall mean *buildings*, *structures* or *uses* intended for the traveling or vacationing public that have facilities for accommodation and may serve meals or provide *kitchen or cooking facilities* within each unit and may furnish equipment, supplies or services to *persons* for recreational purposes, but does not include a *trailer park*, a *campground*, or a *four season destination resort*.

3.182 Tourist Information Booth

Shall mean a small, temporary or permanent *structure*, kiosk, or designated area *used* to inform tourist and provide maps, brochures, and related promotional materials about local attractions, accommodations, events, and services.

4.1593.183 Travel Trailer

Shall mean a *structure* designed and intended for travel, recreation or vacation usage that is capable of being drawn by a motor vehicle, and includes tent trailers or *non-propelled* similar transportable accommodation *used* for living, sleeping, or eating on a temporary or occasional basis, but excludes a *mobile home* or a *dwelling unit*.

4.1603.184 Travel Trailer and/or Tent Site

Shall mean a portion of a *lot* occupied or intended for *use* by one *travel trailer*, *motor home*, or one *tent*, but shall not be occupied by a floating accommodation.

4.1643.185 Trailer Park

Shall mean the *use* of land for the provision of overnight or short term accommodation for *travel trailers, motor homes, and tents* but not *mobile homes* and includes services and facilities normally incidental and subordinate to such a *use* including washroom and bathing facilities, active and/or *passive recreational uses*, and an entrance kiosk or front desk.

4.1623.186 Transfer Station

Shall mean a parcel of land and/or *structure used* for the collection of *waste* for a temporary time until such *waste* may be transported, but does not include a *waste disposal site*.

4.1633.187 Transient Boater

Shall mean a boater who does not reside or own property in the Township and whose *boat* is equipped and *used* for overnight habitation.

4.1643.188 Use

Shall mean the purpose for which any land, *buildings, structures*, or premises are arranged, designed, or intended to be used, or are or may be occupied or maintained; the words 'used', 'to use', and 'uses' have a corresponding meaning.

3.189 Use, Private

Shall mean the purpose for which any land, *buildings, structures*, or premises are arranged, designed, or intended to be used by private individuals.

3.190 Use, Public

Shall mean any land, *building, structure*, or facility owned or operated by the Township or a recognized public authority that is intended to be used by the public. Such *uses* include, but are not limited to, *public parks, schools, libraries, and community centres*.

3.191 Veranda

Shall mean a roofed open *structure*, forming part of a *building*, and at least one side that is open, which projects from a *building* or is recessed into a *building* for the purpose of lounging and relaxation.

4.1653.192 Walkway

Shall mean a *structure* constructed and *used* by pedestrians ~~and~~ or vehicles which connects different *buildings* or *structures* ~~or~~ different parts of a *building* or different areas on a property.

4.1663.193 Warehouse

Shall mean a *building used* for the storage and distribution of goods, wares, merchandise, equipment, substances or things, and may include facilities for a wholesale and/or retail outlet.

4.1673.194 Waste

Shall mean ashes, garbage, refuse, domestic waste, commercial/industrial waste, municipal refuse and such other *wastes* that may be designated pursuant to The Environmental Protection Act.

4.1683.195 Waste Disposal Site

Shall mean any land or land covered by water, upon, into, in or through which, or *buildings* or *structures* in which, *waste* is deposited or processed and any machinery or equipment or operation required for the treatment or disposal of *waste* and for which a Certificate of Approval has been secured from the appropriate government authority.

4.1693.196 Waterbody

Shall mean any body of water in excess of 50 hectares of surface area.

4.1703.197 Watercourse

Shall mean the natural or *altered channel* of a stream, a creek or a river, and for the purpose of this *By-law*, includes the *channel* for intermittent streams.

4.1743.198 Water # Lot

Shall mean land that is permanently or seasonally inundated with water and includes patented or Crown lands that have been authorized for public, private or commercial *use* by the Ministry of Natural Resources and that are capable of being surveyed.

4.1723.199 Waterway

Shall mean any creek, pond, stream, river or standing body of water whether or not such body of water is seasonal.

4.1733.200 Wayside Pit & Quarry

Shall mean any temporary pit or quarry opened and *used* by or for a public authority solely for the purpose of a particular project or contract of *road* construction and not located on the *road* right-of-way.

4.1743.201 Wind Turbine

Shall mean a machine for producing power in which a wheel or rotor is made to revolve by a flow of air. A wind turbine is considered to be the part of a wind energy system encompassing the rotor (including turbine blades), generator, tail and supporting *structure*. Supporting *structure* may include a guyed or free-standing *structure* that supports the turbine or be an *existing building* or *structure* on which the turbine is located.

4.1753.202 Yard

Shall mean an open, uncovered space on the same *lot* with a *building*, *structure* or *use*.

4.1763.203 Yard, Front

Shall mean a *yard* extending across the full width of the *lot* between the *front lot line* and the nearest part of any *building*, *structure* or open storage *use* on the *lot*.

4.1773.204 Yard, Required

Shall mean the minimum *yard* required by the provisions of this *By-law*.

4.1783.205 Yard, Rear

Shall mean a *yard* extending across the full width of the *lot* between the *rear lot line* and the nearest point of any *building*, *structure*, or open space *use* on the *lot*.

4.1793.206 Yard, Side

Shall mean a *yard* extending from the *front yard* to the *rear yard* and from the *side lot line* to the nearest part of any *building*, *structure*, or open storage on the *lot*.

4.1803.207 Zone

Shall mean an area delineated on a Zoning Map Schedule and established by this *By-law* for a specific *use*.

Section 4 – Establishment of Zones

4.1 Incorporation of Zoning Maps

The locations and boundaries of the *Zones* established by this *By-law* are contained on Zoning Schedules attached to and form part of this *By-law*.

4.2 Zone Boundaries

When determining the boundary of any *Zone* as shown on any Schedule forming part of this *By-law*, the following provisions shall apply:

- a) A boundary indicated as approximately following *lot lines* shown on a registered plan of subdivision, or as otherwise registered in the local registry office or land titles office, or on the original municipal survey shall follow such *lot lines*.
- b) A boundary indicated as following a *watercourse*, public highway or *public road*, or a right-of-way of a railway, electric, gas or oil transmission line shall be the center line of such *watercourse*, highway, *road*, or right-of-way.
- c) Notwithstanding b) above where a *zone* boundary on the *Zone* Schedules abuts a *waterway*, such zone shall be deemed to extend into the *waterway* and to apply to any *waterlots*, Crown lake bed or any land created by changing lake levels, land fill operations or by any other means, and to extend over all *docks*, *boathouses* and *boatports*, breakwalls, groins, seawalls, cribs, anchorages and *boats* or vessels where they are affixed to the ground.
- d) The Municipal Boundary shall serve as a *zone* boundary for all *zones* extending to the limits of the Township of The Archipelago.
- e) The Schedules forming part of this *By-law* are drawn to scale and shall be used to determine distances not specified on the Schedules.

4.3 Zones

For the purposes of this *By-law*, the Township of The Archipelago is divided into the following *Zones*:

CR	COASTAL/ISLAND RESIDENTIAL
IR	INLAND LAKES RESIDENTIAL
GR	GENERAL RESIDENTIAL
PBR	POINTE AU BARIL RESIDENTIAL
MC	MARINA COMMERCIAL
RC	RESORT COMMERCIAL
MRC	MARINA/RESORT COMMERCIAL
PBC	POINTE AU BARIL COMMERCIAL
ECIC	GENERAL EMPLOYMENT INDUSTRIAL COMMERCIAL
CC	CONTRACTOR COMMERCIAL
PC	PRIVATE CLUB
NS	NATURAL STATE
NSC	NATURAL STATE CONSERVATION
ESEP	ENVIRONMENTAL SENSITIVE PROTECTION
EP1	ENVIRONMENTAL PROTECTION ONE
ES4	ENVIRONMENTALLY SENSITIVE ONE
ES2	ENVIRONMENTALLY SENSITIVE TWO
EU	EXISTING USE
CF	COMMUNITY FACILITY
PQ	PIT AND QUARRY
WD	WASTE DISPOSAL

4.4 Use of Zone Symbols

The symbols listed in subsection 4.3 may precede the word “Zone” (i.e. CR Zone) in place of the “Zone Name” and shall have the same meaning. The symbols, when used within the Schedules of this *By-law*, shall refer to the *Zone* in which the lands are situated and the provisions of such *Zone* shall apply.

4.5 Application of Zones

No *person* within any *Zones* defined in this *By-law* and delineated on the Zoning Schedules attached hereto, shall *use* any lands, *buildings* or *structures*, or *erect*, *alter*, enlarge or make changes to any *buildings* or *structures* or to the *use* of any *buildings* or *structures* or lands except in conformity with the provisions of this *By-law*.

4.6 Environmental Zones

Where an ‘*Environmentally Sensitive (ES)*’, ‘*Environmentally Sensitive 1 (ES1)*’, and/or ‘*Environmentally Sensitive 2 (ES2)*’ *Environmental Protection (EP)* or *Environmental Protection One (EP1)* zone overlays any other zone, the ‘*Environmentally Sensitive (ES)*’, ‘*Environmentally Sensitive 1 (ES1)*’, and/or ‘*Environmentally Sensitive 2 (ES2)*’ *EP* or *EP1* zone provisions shall take priority.

4.7 Discrepancies

In the event that there is a discrepancy between regulations in the “General Provisions” of this *By-law* and a specific *Zone*, the most restrictive provisions shall apply.

4.8 Exceptions to Zones

Where a *Zone* symbol on the Schedules attached to this *By-law* is followed by a hyphen and a number (i.e. CR-1), the number following the hyphen refers to the Exception Sections of this *By-law* contained in each *Zone* category. These Sections outline exceptions to the permitted *uses* and provisions of main *Zone* categories (i.e. Residential *Zones*) of this *By-law* as it relates to individual properties located within *the Township*. In many instances, the exceptions listed in these Sections reflect certain Zoning *By-law* Amendments, which were processed under former Zoning *By-laws*. These Sections do not grant any other rights than those specifically applying to the individually identified properties. These Sections are also intended to act as a log of Zoning *By-law* Amendments, which may be granted by *the Township* in the future.

4.9 Overlay Zones

This *By-law* provides for a Deer Wintering Habitat Overlay. Where the overlay is indicated on a zoning map, the provisions and regulations of the underlying zone shall continue to apply, but there may be additional provisions and regulations applied, or conditions that must be fulfilled prior to the granting of any planning approvals or the issuance of any building permit.

4.94.10 Identification of Residential Divided Properties by Zone Symbols

Where a *Zone* symbol on the Schedules attached to this *By-law* is followed by a slash “/” and the letter “D” (i.e. CR/D), the letter “D” following the slash “/” means that the affected *lot* has previously being the subject of a consent to land severance application granted by a consent granting authority. The “/D” symbols are attached to residential properties zoned for residential *use* that have been divided by consent to land severance to enable *the Township* to track land severance activity and determine compliance of any future severance application with applicable land division policies of the Official Plan for The Township of The Archipelago. In many instances, the “/D” attached to *Zone* Symbols reflect certain Zoning *By-law* Amendments, which were processed under former Zoning *By-laws*.

4.104.11 Holding Provision Symbols

Where a *Zone* symbol applying to certain lands on the Schedules is followed by a dash and the letter “(H)” in brackets, the lands shall be placed in a “Holding Zone” pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended. The Holding Symbol “/H” shall be removed according to the provisions of the Official Plan and the provisions of this *By-law* and the amendments hereto. When the Holding Symbol has been removed, the lands shall be developed according to the requirements of the *zone* used in conjunction with the Holding Symbol. Until the “/H” is removed, no *person* shall *use* those lands except in compliance with the provisions of the applicable *zone* for *uses existing* on the date of passing of this

By-law or amendment thereto, except as may otherwise be provided for on specific properties by special *zone* or general provisions contained in this *By-law*.

Section 5 - General Provisions

5.1 Accessory Use

5.1.1 Regulations Applicable to All Zones

- a) Where this *By-law* provides that land may be *used* or that a *building* or *structure* may be ~~erected, altered or used~~ for a purpose, that purpose shall be deemed to include any *use* incidental thereto, or any *accessory building* or *structure*.
- b) *Accessory buildings* and *structures* shall comply with the *yard* requirements of the *main building* permitted in the applicable *Zone*, except where a specific *yard* requirement is established elsewhere in the *By-law* for an *accessory building* or *structure*.

5.1.2 Regulations Applicable to Residential Uses

i) **Accessory Uses – Residential:**

- a) Any *accessory building* or *structure*, other than a *sleeping cabin* or an additional residential unit, is not permitted to be *used* for *human habitation*;
- b) The use of any accessory building or structure for the keeping of animals, other than domestic pets, is not permitted in any zone unless specifically authorized by the provisions of that zone.

ii) **Accessory Structures – Residential:**

- a) *Accessory buildings* or structures shall not exceed one *storey* and 5 metres in *height* except where more restrictive *height* requirements apply. A storage loft with a floor-to-ceiling height of less than 1.8 metres, and no permanent access, is permitted within the 5-metre height requirement.
- b) The maximum number of accessory buildings or structures permitted on any lot zoned for residential use is ~~three~~ as follows:
 - i) For lots with a lot area of up to 1,800 m²: two;
 - ii) For lots with a lot area of 1,801 to 4,047 m²: three;
 - iii) For lots with a lot area of 4,048 to 8,094 m²: four;
 - iv) For lots with a lot area of 8,095 to 16,187 m²: five;
 - v) For lots with a lot area of 16,188 m² or greater: six.
- c) ThisFurther to b) above, the maximum number does not include: ~~sleeping cabins~~, a *privy*, a *marine storage facility*, *docks*, *decks*, and a *pump house*, or structures less than 10 m² in ground floor area, provided that such *buildings* structures are not *used* in combination with any other *accessory building* or *use*;
- b)d) All accessory buildings and structures are subject to the maximum total lot coverage provisions of the applicable zone in which they are located.
- e) Except as may be provided elsewhere in this By-law, on any lot zoned for residential use, any accessory building or structure, including any unenclosed, uncovered decks, which is not attached to the main building shall be erected with a minimum front yard setback of 7.5 metres; comply with the yard requirements of the applicable zone.
- f) Notwithstanding subsection ee) above or any of the other provisions of this By-law to the contrary, a boathouse or boatport, one sauna, one pump house, ~~three~~ two marine railways and one marine storage facility may be located in the required front yard of any lot zoned for residential use. The regulations applicable to boathouses and boatports are addressed in subsection 5.3-5 of this By-law. The regulations applicable to a marine storage facility are addressed in Subsection 5.48-21 of this By-law. Regulations applicable to pump houses are addressed in Subsection 5.29-32 of this By-law;
- e)g) Truck, Bus, Shipping Container Use prohibited — No person shall, in any Residential Zone, use any truck, bus, coach, streetcar body, railway car body, ~~railway~~ shipping container, or similar structure of any kind, for the purpose of an *accessory building* or *structure*.

h) The maximum total floor area of an accessory building, exclusive of unenclosed decks and docks, is 165 m². No accessory building or structure on any lot zoned for residential use shall have a total floor area greater than the ground floor area of the main building. This subsection does not apply to bathhouses or boatports;

e)i) Accessory building(s) or structure(s) shall not include cooking facilities;

e)j) Accessory building(s), structure(s) or use(s) may only be established after the main building, structure or use has been established.

5.1.3 Regulations Applicable to Accessory Commercial Uses/Buildings or Structures

Except as provided elsewhere in this *By-law*, the total lot coverage of all accessory buildings and structures shall not exceed 5% of the total lot area of the subject property.

5.2 Additional Residential Units

An additional residential unit shall only be permitted within the PBR and GR Zones in Wards 1, 2, 4, 5, and 6, and may be located within a single-detached dwelling, a semi-detached dwelling, a townhouse dwelling, or a detached accessory building located on the same lot as a single-detached dwelling, semi-detached dwelling, or townhouse dwelling.

Where an additional residential unit is permitted, the following provisions shall apply:

a) Only one (1) additional residential unit shall be permitted per lot, provided the lot contains an existing dwelling unit and the lot has a lot area of at least 0.6 hectares.

b) The appropriate authority shall have approved the private sewage disposal system to service the total sewage flow on the lot prior to the erection of an additional residential unit.

c) The total floor area of the additional residential unit shall not exceed 40% of the total floor area of the primary dwelling unit.

d) One additional dedicated parking space above the requirements of this *By-law* for the related zone shall be provided for the additional residential unit.

e) Additional residential units shall only be permitted in detached accessory buildings where the following criteria are satisfied:

i) The accessory building shall be located in the rear yard of the lot.

ii) The additional residential unit shall comply with the minimum yard requirements for the principal building of the zone in which it is located.

iii) The additional residential unit shall comply with the maximum height and maximum lot coverage requirements which apply to accessory buildings and structures.

iv) Additional residential units in detached accessory buildings are only permitted on lots with a lot area of at least 1 hectare.

f) Additional residential units shall not be permitted in the following circumstances:

i) Where the lot has a lot area of less than 0.6 hectares;

ii) On a lot developed with a bed and breakfast establishment;

iii) Within a dwelling accessory to a principal non-residential use;

iv) On a lot with lot frontage on a waterbody;

v) On a lot without access to a publicly maintained road;

5.3 Backyard Hens

- a) Notwithstanding this *By-law* to the contrary, the keeping of *backyard hens* shall be permitted in the GR, and PBR Zones, provided the following criteria are met:
- i) The keeping of *backyard hens* is accessory to a principal *dwelling* located on the same *lot* as the *backyard hens*.
 - ii) The *lot* has a minimum *lot area* of 0.2 hectares.
 - iii) The *backyard hens* are kept in a screened or walled rodent and predator-proofed *building* located in a *rear yard* with a minimum *setback* of 6 metres from any *lot line* and a minimum *shoreline setback* of 30 metres.
 - iv) The *backyard hens*' enclosure shall be less than 10 m² in *total floor area* and shall not exceed 3 metres in *height*.
 - v) Free-roaming *backyard hens* shall not be permitted.
 - vi) The *backyard hens* shall be maintained in accordance with good animal husbandry practices as defined by the Ontario Ministry of Agriculture, Food, and Agribusiness.

5.4 Bed and Breakfast Establishment

The *bed and breakfast establishment* is a permitted use only within the *single detached dwelling* on a *lot* zoned for residential use provided that:

- a) The *lot* has direct access to and fronts upon a *public* or *private road*; and
- b) Not more than 3 *guest rooms* will be provided for in the *main single detached dwelling*; and
- i) Where a *bed and breakfast establishment* and a *home occupation* are located in the same *main single detached dwelling*, a maximum of 25% of the *Total Floor Area* of the *dwelling* shall be used for these purposes; and
- ii) Where a *bed and breakfast establishment* and a *home industry* are located on the same residential *lot*, a maximum of 25% of the *Total Floor Area* of the *main single detached dwelling* may be used for the combination of these purposes; and
- iii) The *guest rooms* shall not have *kitchen facilities* ~~and guests shall not have access to kitchen facilities~~; and
- iv) The *bed and breakfast establishment* shall not change the character of the *main single detached residence* ~~dwelling~~; and,
- ~~iv)v) The *lot* does not contain an *additional residential unit*.~~

5.35 Boathouses and Boatports

No person shall use land adjacent to a *navigable waterway* for the purpose of a *boathouse* or *boatport* unless the following provisions are met:-

- a) Approvals for the *boathouse* or *boatport* have been obtained, where required, from any authority having jurisdiction;
- b) The *boathouse* or *boatport* including all *attached docks* shall not be located closer than 10 metres to the *side lot line*, including the straight line extension of the said *side lot line* into the water;
- c) The *boathouse* or *boatport* is not used for human habitation;
- ~~e)d) A *boathouse* or *boatport* shall only be permitted as an *accessory building* or *structure* in the Residential (CR, PBR, IR, GR), Commercial (MC, RC, MRC, PBC, IC, CC), Community Facility (CF), and Private Club (PC) Zones.~~
- ~~e)e) The *boathouse* or *boatport* shall not occupy more than 25 percent or 15 metres, whichever is lesser, of the distance across the adjacent *waterway* measured from *shoreline* to *shoreline* with a straight line;~~
- ~~e)f) Where a *boathouse* or *boatport* is proposed to be constructed in a *waterway* less than 30 metres in width, the *boathouse* or *boatport* shall be oriented so that the resultant *boathouse* or *boatport* slip will cause the *boat*, when docked, to be parallel to the centre line of the *waterway* adjacent to the *boathouse* or *boatport*;~~

~~In addition to the provisions set out in subsections (a) to (e), in the case of a lot zoned Residential:~~

- ~~f)g) a boathouse or boatport shall be permitted within 3-m_ metres inland of the shoreline highwater mark and adjacent navigable waters;~~
- ~~g)h) The maximum number of boathouses or boatports permitted is one;~~
- ~~i) The maximum number of storeys of any boathouse or boatport shall be one storey; and the maximum height shall be 4.5 metres. No attic, second floor, or loft shall be permitted in a boathouse or boatport. In measuring height, final grade shall refer to the top of the deck/dock supporting the building or structure.~~
- ~~j) For any boathouse or boatport and the supporting deck/dock shall not be greater than 1.5 metres above the highwater mark/shoreline.~~
- ~~h)k) On a single ownership island zoned for residential use, a minimum lot area of 8,000 m² is required in order to permit the construction of a boathouse or boatport. In the case of a lot, other than a single ownership island, and zoned for residential use, a minimum lot frontage of 100 metres and a minimum lot area of 8,000 m² shall be required to permit a boathouse or boatport.~~
- ~~h)l) No boathouse or boatport can occupy an area exceeding 120 m²;~~
- ~~j)m) The width of the boathouse or boatport measured as a straight line parallel to the chord of the lot frontage, including attached docks, shall not exceed 15-m_ metres width.~~
- ~~n) Where a boathouse or boatport is located on a lot, or on a single ownership island, the number of permitted docking sites shall be reduced by one division.~~
- ~~k) A boathouse or boatport shall be located outside of any EP Zone, except where a boathouse or boatport was legally constructed in a EP Zone prior to the date of passage of this By-law. where a lot contains an ES and/or ES1 Zone along the entire length of the front lot line, or where a boathouse or boatport cannot be located on a lot in any location along the shoreline other than within the ES and/or ES1 Zone, a boathouse or boatport may be permitted within the ES and/or ES1 Zone provided it meets the requirements of the appropriate approval authority;~~
- ~~o) Structures intended to house aircraft on floats or awning/fabric/air structures designed to house watercraft at the shoreline are subject to all of the above provisions, and any other applicable provisions of this By-law.~~
- ~~h)p) Boathouses and boatports are permitted structures on adjacent navigable waterways and near-shore lands where the lands are zoned in a 'Commercial' or 'Private Club' and are located in the water lot authorized by the appropriate government agency or in a docking envelope defined herein.~~

5.6 **Bridges and Causeways**

No person shall use any lot adjacent to a waterway for the purpose of erecting a structure or placing material for the construction of a road, walkway, bridge or causeway to join two lots and/or islands separated by water.

5.7 **Connections Between Buildings**

- a) Buildings are not to be attached except if connected by a passageway, breezeway or roof;
- b) If two detached buildings are connected by a passageway, breezeway or roof then the passageway, breezeway or roof 'Floor Area, Residential (Total)' will be equally apportioned between each of the detached buildings.

5.8 **Dark Sky Provisions (lights)**

~~No person shall erect or use an outside light fixture in any zone except in conformity with the provisions contained in any by-law of the Township regulating such lights and in conformity with the following provisions:~~

- ~~i) flashing lights other than navigational lights are prohibited;~~
- ~~ii) lights shall not be erected or used in ways which might confuse or interfere with normal navigation;~~
- ~~iii) lights installed for the purpose of navigational aid shall be approved by the government agency having jurisdiction;~~
- ~~iv) lights used to illuminate structures or property shall be arranged to direct light away from adjacent premises, roads or waterways;~~

v) ~~spotlights and floodlights shall not be used; and~~

vi) ~~for the purposes of this By-law, a light mounted on a pole, post, wall, tree or footing shall be considered an accessory structure.~~

5.78 Decks

Decks, either attached to a main or accessory building or structure or as a detached structure, are permitted accessory structures, subject to meeting the following provisions:

- a) Where a *deck* is *attached* to the *main dwelling*, the *attached deck* may extend from the *main dwelling* into a required *front yard setback* of a *lot* zoned for residential use provided the *deck* is not closer than 3 metres to the *highwater mark/shoreline* and is not more than 2 metres above *final grade*. ~~and~~ Further, an *attached deck* may encroach 1.5 metres into a *side yard* or *rear yard* provided that, in the case of unenclosed and uncovered *decks* and patios, such *uses* are not more than 1.2 metres above *final grade*.
- b) Where the *deck* is *attached* to an *accessory building*, it shall comply with the *front yard* requirement for the *accessory building*, but an *attached deck* may encroach into a *side yard* or *rear yard* a maximum of 1.5 metres provided that, in the case of unenclosed and uncovered *decks* and patios, such *uses* are not more than 1.2 metres above *final grade*.
- c) A single *detached deck* is permitted provided the area of the *deck* does not exceed 40 m² and provided the floor of the *deck* is no more than 2.0 metres above the grade of the land over which it is located and provided it complies with all required *front yard*, *side yard* or *rear yard setbacks* for an *accessory structure* on a *lot* zoned for residential use.
- d) ~~For any Zone other than a Residential Zone, All~~ *attached* and *detached decks* shall comply with the required *front yard*, *side yard* and *rear yard setbacks* applicable to the *zone*, ~~except where otherwise permitted by this By-law.~~
- e) The maximum area of a *deck* attached to a *dwelling* shall not exceed the *ground floor area* of the *dwelling* or 110 m², whichever is the lesser;
- f) The maximum area of a *deck* attached to an *accessory building* or *structure* shall not exceed the *ground floor area* of the *accessory building* or *structure*, or 55 m², whichever is lesser;
- g) A *deck* connected by stairs or, *walkways* is not considered an *attached deck*.

5.9 Deer Wintering Habitat Overlay

- a) In addition to the Environmental Protection (EP) *Zone*, the zoning maps comprising Schedule A also identify certain lands as a Deer Wintering Habitat Overlay. While not a separate *zone*, this overlay represents the deer wintering habitat identified on Schedule F to the Official Plan. The Deer Wintering Habitat Overlay permits *development* of the lands where it has been demonstrated to the Township's satisfaction that there will be no negative impact to the deer wintering habitat or its ecological function(s).
- b) Notwithstanding the above to the contrary, *development* may proceed in the following cases without the need to demonstrate whether there will be negative impact to the deer wintering habitat or its ecological functions:
 - i) Redevelopment of any *building* or *structure* which increases its *ground floor area* by no more than 25%.
- c) Where the Deer Wintering Habitat Overlay exists on a *lot*, the permitted *uses* and regulations of the underlying *zone* shall apply. In addition to these provisions, the requirements of Section 5.9 a) shall apply to proposed *development* on lands within the Deer Wintering Habitat Overlay.
- d) During review of *development* applications and building permit applications, if necessary, the boundaries of the overlay may be more precisely determined in consultation with the Township. Where detailed resource mapping and/or site inspection results in a re-interpretation of the limits of the overlay boundary, an amendment to this *By-law* shall not be required.

5.810 Docks

i) Residential – All Areas:

Docks are permitted *structures* on adjacent *waterways* and nearshore lands where the lands are zoned Residential, subject to meeting the following provisions:

- a) A *dock* is considered an *accessory structure* that is incidental to the *main dwelling* on the *lot* and shall not be constructed unless:
 - i) a *main dwelling* exists on the *lot*; or,
 - ii) a *building* permit for the *main dwelling* has been issued by the Township.
- b) *Docking sites* must be located more than 5 metres away from each other.
- c) Permanent *structures* are not permitted on floating *docks*.
- d) Except as otherwise stated within this by-law, no single *dock* may be wider than 4 metres or located closer than 2 metres to any other parallel *dock*. Where a *boathouse* or *boatport* is located on a *lot* or a *single ownership island*, the width of the *boathouse/boatport* shall not be included towards the maximum permitted cumulative width for *docking sites*.
- e) No *dock* shall be located closer than 6 metres to the *side lot line*, including the straight line extension of the *side lot line*, 25 metres into the water from the *shoreline*. In the administration of this specific regulation, consideration may be given to varying from this standard in areas where the straight line extension causes significant hardship for the safe and effective placement of a *dock*.
- f) No *docking envelope* shall extend more than 25% of the total distance across the adjacent *waterway* measured from *shoreline* to *shoreline*.
- g) In *waterways* less than 30 metres in width, *docks* should be oriented so that it causes any *boat*, when docked, to be approximately parallel to the centre line of the *waterway* adjacent to the *dock*.
- h) Any portion of a *docking envelope* located in an EP and/or EP1 Zone shall not exceed 50 m².

ii) Residential - Inland Lakes:

- a) Inland lakes are permitted 2 *docking sites* with:
 - i. a maximum cumulative width of 15 metres;
 - ii. a maximum ~~outer extent projection~~ of 20 metres, perpendicular to the *shoreline*;
 - iii. a maximum *on-in-shore extension* (beyond controlled water mark above the *shoreline*) of 3 metres.
- b) Where a *boathouse* or *boatport* is located on a *lot*, the number of permitted *docking sites* shall be reduced by one.
- c) One of the permitted *docking sites* may have a ~~near shore~~ portion of the *dock*, located no more than 6 metres in the water from the ~~high water mark~~ *shoreline*, with a maximum area of 70-50 m² and within the maximum dimensions of 15 metres ~~long-wide (along parallel to the lot frontage the shore)~~ and 6 metres ~~wide projection (perpendicular to the shoreline)~~. Such portion of a *dock* shall not be more than 1.5 metres above the *shoreline*.
- d) All other *docking sites* shall have no portion of a *dock* which exceeds 4 metres in width.
- b) ~~Further, the height of such structure shall not be more than 1.5 metres above the high water mark or grade;~~

iii) Residential - Georgian Bay:

- a) ~~d) Single Ownership Islands~~ that are greater than 1 acre in area and *lots* with a *lot frontage* in excess of 200 metres on Georgian Bay are permitted 3 *docking sites* with:
 - i. the maximum width of ~~one each~~ *docking site* not to exceed 15 metres, measured at its widest width along or parallel to the ~~shore~~ *lot frontage*, and a cumulative width of all *docking sites* not to exceed 30 metres;
 - ii. a maximum ~~on-shore extension (beyond original high water mark)~~ of 3 metres;
 - iii. a maximum projection of 30 metres, perpendicular to the *shoreline*.
- b) *Single Ownership Islands* that are equal to or less than 1 acre in area and *lots* with a *lot frontage* that is equal to or lesser than 200 metres on Georgian Bay are permitted 2 *docking sites* with:

- i. the maximum width of ~~one each docking site~~ shall not to exceed 15 metres, measured at its widest width along or parallel to the ~~shore/lot frontage~~, and a cumulative width of all ~~docking sites~~ not to exceed 20 metres;
 - ii. a maximum ~~on-shore extension (beyond original high water mark)~~ of 3 metres;
 - iii. a maximum projection of 20 metres perpendicular to the ~~shoreline~~;
- c) ~~Where a boathouse or boatport is located on a lot, the number of permitted docking sites shall be reduced by one.~~
- d) ~~One of the docking sites permitted under (d) and (e) above may have a near-shore portion of the dock, located no more than 6 metres in the water from the shoreline, with a maximum area of 70-50 m² and maximum dimensions of 15 m metres long-wide (measured at its widest width along or parallel to the lot frontage along the shore) and 6.5 metres wide-long and may project be located no more than 10 metres into the water and nor 3 metres inland from the high water mark shoreline. Further, the height of such structure shall not be more than 1.5 metres above the high water mark shoreline or grade.~~
- e) ~~Excepting c) above, a~~All other dock structures shall have no portion of the dock that exceeds 4 metres in width.
- f) ~~Any other near-shore portion of a dock located in the water within 6 metres in water of the high water mark shoreline and 3 metres in land of the high water mark shoreline, shall not exceed a length-width of 7.5 metres (measured at its widest width along or parallel to the lot frontage along the shore) and projection of 4 metres wide (perpendicular to the shoreline). Further, the height of such structure shall not be more than 1.5 metres above the high water mark shoreline or grade.~~

Residential – All Areas:

- iii) ~~Where a boathouse or boatport is located on a lot, or a one owner island, the number of permitted docking sites shall be reduced by one. Further, the width of the boathouse/boatport shall not be included towards the maximum permitted cumulative width for dock sites.~~
- iv) ~~Docking sites must be located more than 5 metres away from each other.~~
- v) ~~Except as noted in Section e, f and g, no single dock may be wider than 4 metres or located closer than 2 metres to any other parallel dock.~~
- vi) ~~No dock structure shall be located closer than 6 metres to the side lot line including the straight line extension of the side lot line, 25 metres into the water from the high water mark. In the administration of this specific regulation, consideration may be given to varying from this standard in areas where the straight line extension causes significant hardship for the safe and effective placement of a dock.~~
- vii) ~~No docking envelope shall extend more than 25% of the total distance across the adjacent waterway measured from highwater mark to highwater mark.~~
- viii) ~~In waterways less than 30 metres in width, docks should be oriented so that it causes any boat, when docked, to be approximately parallel to the centre line of the waterway adjacent to the dock.~~
- ix) ~~Docking envelopes should be located outside of ES and/or ES1 zones. Any portion of a docking envelope located in an ES and/or ES1 Zone shall not exceed 50 m².~~

iv) Commercial and Private Club Zones:

- a) Dock(s), boathouses and boatports are permitted structures on adjacent waterways and near-shore lands where the lands are zoned in a 'Commercial' or 'Private Club (PC)' zone and are located in a waterlot authorized by the appropriate government agency or in a docking envelope defined herein.
- b) The dock(s) shall be set back a minimum of 20 metres from the side lot line for a 45 metre straight line extension of the side lot line into the water from the highwater mark shoreline and thereafter subject to a 0 metre setback from the straight line extension. With the exception of Lots 27, 28 and 29 of Concessions 4 and 5, geographic Township of Harrison (Pointe au Baril Station) and Lots 45, 46 and 47 of Concession 11, geographic Township of Harrison (Bayfield), which are permitted a 0 metre setback.
- c) The area of any waterlot authorized by the Ministry of Natural Resources must not exceed the area of the onshore lands, with the exception of Lots 27, 28 and 29 of Concessions 4 and 5, geographic Township of

Harrison (Pointe au Baril Station) and Lots 45, 46, and 47 of Concession 11, geographic township of Harrison.

- d) Any *boat*, moored to a *dock* located in a *water lot* or *docking envelope* shall be located within the *water lot* or *docking envelope*.
- e) For any lands zoned in a 'Commercial' or 'Private Club (PC)' *zone* where authorization cannot be gained from the Ministry of Natural Resources for a *water lot* the following provisions shall apply:
 - i. Docks shall be located within a *docking envelope*;
 - ii. The total cumulative size of all *docking envelopes* shall be permitted to be 10% of the *lot area* to a maximum of 2000 ~~m²~~sq. m.
 - iii. A *docking envelope* for a Commercial or Private Club *zone* shall:
 1. Not exceed a width of 50% of the frontage of the subject property or 75 metres measured between parallel lines drawn perpendicular to the *shoreline, whichever is lesser*;
 2. Not contain a single *dock* with a width greater than 4 metres, being the smallest dimension, and closer than 2 metres to any other parallel *dock*;
 3. In *waterways* less than 30 metres in width, be oriented so that it causes any *boat*, when docked, to be approximately parallel to the centre line of the *waterway* adjacent a *dock* in the *docking envelope*;
- f) *Docking envelopes* should be located outside of ~~ES-EP~~ and/or ~~ES4-EP1~~ *Zones*. Any portion of a *docking envelope* located in an ~~ES-EP~~ and/or ~~ES4-EP1~~ *Zone* shall not exceed 50 m².

~~5.9~~ Dredging and Filling Prohibited

~~No person shall dredge or fill any lands or navigable waterway or in an Environmental Sensitive Area Zone unless:~~

- ~~a) authorized by the provisions of this By-law;~~
- ~~a) the lands or waters are zoned in a Commercial Zone or in a Pit and Quarry Zone;~~
- ~~b) the dredging or filling is for the purpose of channelization to respond to periods of low water levels on Georgian Bay; or~~
- ~~c) for the purposes of satisfying septic system requirements.~~

~~All dredging and filling must be authorized by and a permit obtained from the appropriate government authority.~~

~~5.4011~~ Dwelling Units

~~No dwelling unit, in its entirety, shall be located below grade, except where one wall of the dwelling unit is completely exposed to the exterior and contains a door and windows for the dwelling unit below grade.~~

~~5.4412~~ Dwelling Unit Accessory to a Non-Residential Use

~~Where a dwelling unit accessory to a non-residential use is permitted in the applicable Zone, the following regulations shall apply:~~

- ~~a) The dwelling unit shall be for the personal use of the owner, operator or an employee of the main non-residential use.~~
- ~~b) Any accessory dwelling unit must be secondary to the main non-residential use on the property;~~
- ~~c) A dwelling unit is not permitted secondary or accessory to any industrial use on the property;~~
- ~~d) Unless otherwise specified within this By-law, a maximum of one dwelling unit accessory to a non-residential use may be permitted on a lot;~~
- ~~e) The accessory dwelling unit may either be a detached building or a unit within a building associated with the main non-residential use;~~
- ~~f) All dwelling units must be serviced by a private water supply and sewage system;~~

- g) Each dwelling unit must contain a washroom, bathroom, and kitchen facilities separate from the non-residential use and must contain a building entrance separate from the non-residential use;
- h) A dwelling unit accessory to a non-residential use shall have a minimum total floor area of 17 m²;
- i) Minimum ground floor area of the single detached dwelling shall be 17 m²;
- j) An accessory dwelling unit, whether located within a structure associated with the primary use or within a detached structure, shall comply with the minimum yard requirements for the principal building of the one in which it is located.
- k) Where located within a detached building, an accessory dwelling unit shall:
- a. Not exceed a maximum height of:
 - i. Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 metres;
 - ii. - Wards 2, 3 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 metres;
 - b. Not be erected within 3 metres of any other building on the lot;
 - c. Not exceed a maximum of 5% of the total Ground Floor Area, up to a Maximum Total Floor Area of 300 m².

5.4213 Floating Accommodations

- a) No person shall use any in-water boathouse, barge, or any other floating structure or building for use as a dwelling unit in any zone.
- b) Floating accommodations are prohibited in any zone.
- c) Floating accommodations are not permitted to be docked, moored, stored, serviced, repaired, constructed, or kept for sale or rent at a marina.

5.14 Floodplain

No building or structure for human habitation shall be permitted within a floodplain.

5.4215 Fuel Pump Location

Notwithstanding any of the other provisions of this By-law, a fuel pump may be located within any front yard or side yard of an automobile service station or marina, provided that:

- a) the minimum distance between any portion of the fuel pump or other equipment used for the handling of gasoline or associated products, and any lot line shall be 2 metres. In the case of a fuel pump located on a dock for the purpose of refueling boats or recreation water-craft, this provision shall not apply to the front lot line; and
- b) the ~~installation~~installation of the fuel pump or other equipment used for the handling of gasoline or associated products shall be in accordance with the requirements of the Gasoline Handling Act and any regulations made thereunder.

5.4316 Height Restrictions

a) No building or structure erected on a lot shall exceed the maximum height requirement for the applicable Zone. Height restrictions included in this by-law do not apply to the following structures provided the use is a permitted use within the Zone in which it is located:

- Church spire
- air conditioner duct
- belfry
- bridge
- clock tower
- flag pole
- water tower
- communications tower or antenna

- chimney
 - wind turbine
- b) In the Residential Zones, no fence shall exceed 1.8 metres in *height*. Where a fence would directly enclose, a tennis or sports court, or where a fence encloses an above ground *swimming pool*, such fencing shall not exceed a maximum of 2.5 metres in *height* nor be located within 3 metres of the *lot line*.
- c) Once the *final grade* is established for a *building* in the Residential Zones, if a cumulative 20% of the length of any front wall of any *building* has a *final grade* which exceeds the required *height* by 1 metre or less for that 20% portion, then the *height* shall be deemed to comply with the *height* restriction. In any event, 80% of the length of any front wall of any *building* must comply with the required *height*.

5.4417 Home Occupation

A **home occupation** is a permitted *use* within a *main dwelling* or within a legally established *accessory residential building* on any *lot* zoned for residential *use* provided that:

- a) The *home occupation* or business activity *use* occurs within a legally established *main dwelling* or within a legally established *accessory building*. A *home occupation* is not permitted within a *sleeping cabin*;
- b) There is no external display or advertising, other than a *sign erected* in accordance with any by-laws of the Township regulating *signs*;
- c) The *home occupation* is clearly secondary to the main residential *use* and does not change the character of the *main dwelling or residential land use* nor create or become a nuisance in regard to noise, traffic or parking;
- d) The *lot* has direct access to and fronts upon a *public or private road* and/or has frontage on a *navigable waterway*;
- e) Not more than 25% of the *floor area* of the *main dwelling* shall be used for the *home occupation use* if the *home occupation* is located within the *main dwelling*. If the *home occupation* is located in an *accessory building*, a maximum of 25% of the *total floor area* of the *main dwelling* may be used for the calculation of the maximum *total floor area* of the *home occupation*. The ~~total~~ maximum *total floor area* allowable for a *home occupation* is 25% of the *total floor area* of the *main dwelling*.
- f) Only *persons* residing in the *main dwelling* may operate the *home occupation*;
- g) The operation of a barber or beauty shop shall be limited to one operator in a *single detached dwelling*; and;
- h) The *home occupation* shall not have a display or show room;
- i) An *accessory outdoor storage area* for the *home occupation* may be located in the *rear yard* provided it occupies no more than 100 m² of *lot area*;
- j) In no case shall two *home occupations* be located on the same *lot*;
- k) if the *home occupation* is located in an *accessory building*, the *accessory structure-building* must be located behind the *main dwelling*;
- l) The owner of the *home occupation* must enter into a site plan agreement with the municipality;

5.4518 Island Requirements

Notwithstanding any other provision of this *By-law* to the contrary, a *single ownership one-owner island* shall be deemed to comply to the *lot area*, *lot frontage* and *lot depth* requirements of this *By-law* if the *island* has an area of 4000 m² or more above the *high-water mark shoreline* (176.44 metres G.S.C. above sea level) and is zoned for Residential *use*; or a *one owner island* shall be deemed to comply to the *lot area*, *lot frontage* and depth requirements of this *By-law* if the *island* has an area of 8100 m² or more above the *high-water mark shoreline* (176.44 metres G.S.C. above sea level) and is zoned 'Natural State (NS)' and is eligible under Official Plan policies for rezoning to a 'Residential Zone'.

5.4619 Lands or Islands Not Zoned

Any lands or *islands* shown on the Schedules to this *By-law*, which are not identified as being in any *Zone* category, whether privately owned or Crown Land shall be classified as being in a Natural State (NS) *Zone*.

5.1720 Lot Development Requirements

a) Requirement of a Lot

Except where specifically provided for elsewhere in this *By-law*, no *building* or *structure* shall be *erected, altered, extended* or *enlarged* and no land shall be *used* for any permitted *use* unless the property comprises a *lot*.

b) Frontage on Public Road or Navigable Waterway

No *lot* shall have built upon it a *building* for any purpose in any *zone* unless that *lot* abuts a *public road* or *navigable waterway*, except that where the *lot* existed at the date of passing of this *By-law* and such *lot* has a registered right-of-way or *easement* to a *public road*, on the date of passing of this *By-law*, the *lot* may be *used* for *uses* permitted in the applicable *zone*.

In the case where a *lot* separated by land owned by the Government of Ontario, The Crown, or the Township of The Archipelago, and such land is held by a public agency for *road* widening purposes or as a 0.3 metre reserve, the *use* of land, *building* or *structure* of such *lot* is permitted if no other frontage to a *public road* or *navigable waterway* exists, subject to an encroachment agreement.

c) More Than One Use or One Zone On a Lot

When a *lot* contains more than one *use*, each *use* shall conform to the provisions of this *By-law* applicable to each *use*. When a *lot* is divided into more than one *zone*, each portion of the *lot* shall be *used* in accordance with the provisions of this *By-law* applicable to each *zone*.

d) Restrictions on Changes

i) The purpose for which any land or *building* or *structure* is *used* shall not be changed, no new *building* or *structure* or *accessory building or structure* or addition to any *existing building or structure* or *accessory structure* shall be *erected* and no land shall be severed from a *lot*, if such change, *erection* or severance creates a situation that contravenes any of the provisions of this *By-law* applicable to each individual remaining *building, structure, accessory building or structure* or *lot*.

ii) Notwithstanding the provisions of clause (i) of this Subsection, no *person* shall be deemed to have contravened any provisions of this *By-law* if only a part or parts of any *lot* or parcel has or have been conveyed to or acquired by *the Township, Her Majesty in the Right of Ontario or Canada*.

e) Movement of Buildings

No *building* shall be moved without a permit from the Chief *Building Official* and approval of the road authority having jurisdiction, if required.

5.1821 Marine Storage Facility

a) One *marine storage facility* is permitted on any *lot* zoned *Residential* with a maximum *Total Floor Area* of 9 ~~m²sq. m.~~ and a maximum *height* of 3 ~~metres~~.

a)b) ~~A *marine storage facility* is permitted within the minimum required *front yard setback*.~~

5.1922 Measurement of Lot or Island Area

For the purpose of calculating the *lot area* of any *island* or *lot* fronting on a *navigable waterway*, the water level delineating the *front lot line* shall be the ~~high water mark~~ *shoreline*.

5.2023 Mining Prohibited

No *person* shall *use* any land, or *erect, alter* or *use* any *building* or *structure* for the purpose of extracting any minerals unless a permit has been issued under the Mining Act.

5.2424 Multi-Storey Dwellings

No residential *dwelling unit* may exceed two *storeys* in *height*.

5.2225 Non-Complying Lots, Buildings & Structures

a) Non-Complying Lots —Residential

Notwithstanding anything contained in this *By-law*, a ~~Residentially zoned~~ lot in existence prior to the passage of this *By-law*, which is vacant or lacks *development*, may be *used* and *buildings* thereon may be *erected* provided that:

- i) the *lot* is held under a distinct and separate ownership from abutting *lots* on or before the date of passing of this *By-law*;
- ii) relevant provisions of the Planning Act, R.S.O. 1990, c.P. 13, have been complied with;
- iii) the *lot* has a minimum *lot area* and *lot frontage* of 1,800 m² and 30 metres, respectively;
- iv) the *lot* is adequately sized to accommodate a means of water supply and sanitary waste disposal. ~~The determination of adequacy of a lot for development may require an on-site servicing report prepared by a qualified professional;~~ and
- v) the continued or proposed use conforms to the *By-law* and any *erection*, enlargement, repair or renovation complies with all other provisions of this *By-law*.

Notwithstanding Section 5.22 a) above of this *By-law*, where a consent to land severance was granted prior to the passage of this *By-law*, but the severed and retained parcels are not created until after the passage of this *By-law*, and the resultant parcel(s) lack the required *lot area* or *lot frontage* of the applicable *zone*, then the deficient parcels may be *used* and *buildings* thereupon *erected*, enlarged, repaired or renovated provided that clauses 5.22 a) ii) through v) inclusive are complied with.

~~b) Non-Complying Lots — Private Club and Commercial~~

~~Notwithstanding anything contained in this By-law, a lot in existence prior to the passage of this By-law, which lot lacks either the required frontage and/or area, for a lot in the respective zone, may be used and buildings thereon may be erected, enlarged, repaired or renovated provided that:~~

- ~~i) the lot is held under a distinct and separate ownership from abutting lots on or before the date of passing of this By-law;~~
- ~~ii) all relevant provisions of the Planning Act, R.S.O. 1990, c.P. 13, have been complied with;~~
- ~~iii) the lot is in a Private Club or Commercial Zone and has a minimum lot area and lot frontage of 1,800 m² and 30 metres, respectively;~~
- ~~iv) the lot is adequately sized to accommodate a means of water supply and sanitary waste disposal. The determination of adequacy of a lot for development may require an on-site servicing report prepared by a qualified professional; and~~
- ~~v) the use conforms to the By-law and any erection, enlargement, repair or renovation complies with all other provisions of this By-law.~~

~~Notwithstanding Section 5.22 b) above of this By-law, where a consent to land severance was granted prior to the passage of this By-law, but the severed and retained parcels are not created until after the passage of this By-law, and the resultant parcel(s) lack the required lot area or lot frontage of the applicable zone, then the deficient parcels may be used and buildings thereupon erected, enlarged, repaired or renovated provided that clauses 5.22 b) ii) through v) inclusive are complied with.~~

b) ~~e) Non-Complying Buildings and Structures~~

i) Horizontal Extension Permitted – Front Yards and Side Yards

Any new *buildings* or *structures* must meet the minimum *yard setback* specified elsewhere in this *By-law* and must comply with the *setback* requirements of the *zone* categories with the exception of the following:

The enlargement or extension of a legal non-complying *main dwelling* that does not comply with the *front yard* or *side yard* requirements may be permitted after the passing of this *By-law*, provided the expansion or extension:

- i. does not exceed 50% of the *total ground floor area* of the *main dwelling*;
- ii. if the enlargement or extension ~~–addition~~ is proposed in the *front yard* or *side yard*, the enlargement or extension~~addition~~ can be up to a maximum 50% of the length of the front or side wall, depending on the yard of encroachment;
- iii. when two or more walls are not in compliance, the longest wall will be used for calculating 50%;
- iv. the encroachment within the *front yard* and/or *side yard* is not closer than the *front yard* and/or *side yard setback* of the *existing main dwelling*;
- v. the property is zoned for residential *use*;
- vi. does not further contravene any other provision of this *By-law*; and
- vii. the maximum enlargement or extension to the *main dwelling* of 50% applies regardless of whether the enlargement or extension is located in a *front* or *side yard*.

ii) **Vertical Extension Permitted for Dwellings**

Notwithstanding the maximum *building height* provisions of this *By-law*, the extension of any legal non-complying *dwelling* located on a *lot* zoned for residential *use* which exceeds the maximum *building height* is permitted, provided that such extension does not exceed the *height* of the *existing dwelling* or 9 metres, whichever is the lesser, and further provided that the *total floor area* of such extension does not exceed the *ground floor area* of the *existing dwelling*.

iii) **Reconstruction of Buildings or Structures**

Nothing in this *By-law* shall prevent the reconstruction of any *non-complying building* or *structure* that existed prior to the date of the passing of this *By-law* provided:

- i. the reconstruction of such *building* or *structure* does not increase the *total floor area* of the lawfully used *building* or *structure*;
- ii. the reconstruction of such *building* or *structure* occurs on the same footprint as the *existing structure*;
- iii. and the reconstruction of such *building* or *structure* does not further contravene the by-law regulations.

iv) **Restoration to a Safe Condition**

Nothing in this *By-law* shall prevent the strengthening or restoration to a safe condition of any *non-complying building* or *structure* or part thereof that existed prior to the date of passing of this *By-law*, provided that the strengthening or restoration does not increase the *building height*, size, or volume, except where an increase in *height*, ground floor area~~size~~, or volume would comply with the provisions of the *Zone* in which the *building* or *structure* is located.

v) **Interior Alteration, Permitted**

Nothing in this *By-law* shall prevent the interior alteration of a *non-complying building* or *structure*.

vi) **Accessory Buildings or Structures**

Legal *non-complying accessory buildings* or *structures* may not be enlarged or extended.

vii) **Replacement Structure**

An *existing legal non-complying building* or *structure* to be demolished may be replaced at the *existing setback* of the *legal non-complying building* or *structure* to be removed as long as the replacement *structure* is constructed on the same footprint as the *existing structure* and the replacement *structure* does not further contravene *By-law* regulations.

viii) **Legal non-complying *attached decks***

Legal non-complying ~~attached decks~~ *attached* to the main ~~structure-dwelling~~ may be expanded by up to a maximum 50% of the *existing deck* calculated on the linear frontage of the *existing structure* and cannot exceed *110 m²* and provided the *deck* does not exceed ~~2-m~~ *metres* above *final grade* and is located no closer than *the existing non-complying setback*.

5.2326 Non-Conforming Uses, Buildings and Structures

The provisions of this *By-law* shall not apply to prevent the *use* of any *lot*, *building*, or *structure* for any purpose prohibited by the *By-law* if such *lot*, *building*, or *structure* was lawfully *used* and legally established for such purposes on the date of the passing of this *By-law* so long as it continues to be *used* for that purpose and the *use* has not been discontinued;

a) **Building Permit Issued**

Nothing in this *By-law* shall apply to prevent the *erection* or *use*, for a purpose prohibited by this *By-law* of any *building* or *structure*, the plans for which have, prior to the date of passing of this *By-law*, been approved by the Chief *Building Official*, so long as the *building* or *structure* when *erected* is *used* and continues to be *used* for the purpose for which it was approved.

b) **Change in Use**

No change in the *use* of any land, *building* or *structure* shall be permitted, unless such change in *use* complies with the permitted *uses* within the *zone* in which such land, *building*, or *structure* is located or unless such change has been approved through an amendment to this *By-law*.

c) **Exterior Extension, Not Permitted**

No *building* or *structure*, which at the date of passing of this *By-law* was *used* for a purpose not permitted within the *zone* in which it is located, shall be enlarged or extended unless such *building or structure* is thereafter to be *used* for a purpose permitted within such *Zone* and complies with all requirements of this *By-law* ~~or the granting of a minor variance~~.

d) **Interior Alterations, Permitted**

Nothing in this *By-law* shall prevent the reconstruction or alteration of the interior of any *building* or *structure* which, at the date of passing of this *By-law* was *used* for a purpose not permitted in the *Zone* in which it is located, in order to render such interior more convenient or commodious for the same purpose for which, at the passing of this *By-law*, such *building* or *structure* was *used*.

e) **Reconstruction of Damaged *Buildings* or *Structures***

Nothing in this *By-law* shall prevent the reconstruction of any *building* or *structure* that is damaged ~~by causes beyond the control of the owner~~, subsequent to the date of the passing of this *By-law*, provided the reconstruction of such *building* or *structure* does not increase the *height*, size, or volume of the *building* or *structure*, change the *use* of the *building* or *structure*, or reduce or eliminate any *parking spaces*, or *loading spaces*, which *existed* prior to said damage.

f) **Restoration to a Safe Condition**

Nothing in this *By-law* shall prevent the strengthening or restoration to a safe condition of any *building* or *structure* or part thereof lawfully used at the date of passing of this *By-law*, whether or not the *use* of such *building* or *structure* at the date of passing of this *By-law* is permitted within the *Zone* in which such *building* or *structure* is located, provided that the strengthening or restoration does not increase the *building height*, size, or volume, or change the *use* of such *building* or *structure* or part thereof.

g) **Multiple Use ~~Structure~~*Building***

When a property contains an *accessory structure-building* with a residential *sleeping cabin* located within the *accessory building structure* and if the *structure-building* existed prior to the passing of the by-law, the *building structure* is considered legal non-conforming. The legal non-conforming *structure-building* may continue, however the *sleeping cabin* unit within the *accessory structure-building* will reduce the number of permitted *sleeping cabins* for the property.

5.2427 Number of Dwelling Units on One Lot

- a) Only one *main dwelling* shall be permitted on any residential zoned lot, with the exception that a second *main dwelling* may be permitted provided that:
 - i) the subject *lot* or *island* has a minimum lot area of 2 hectares;
 - ii) the *lot* is eligible for consent to sever to create a new lot;
 - iii) each *main dwelling* has its own separate water supply and sewage system approved by the appropriate authority; and
 - iv) the second *main dwelling unit* has a minimum ~~50-m-~~ metres separation distance from the *main dwelling unit* (to accommodate future division of the *lots*).
- b) Where a *lot* contains two legally existing *main dwellings*, each *dwelling* which exceeds a *Total Floor Area* of 40 ~~m²sq-~~ m²sq- in Wards 5 and 6 or 50 ~~m²sq-~~ m²sq- in Wards 1,2,3 and 4 and the *main dwellings* and the subject property comply with Subsection 5.24 a) above, then one or both of the *main dwellings* may be enlarged provided compliance is maintained with all other applicable provisions of this *By-law*.
- c) Where a *lot* contains two legally existing *main dwellings*, each *dwelling* which exceeds a *Total Floor Area* of 40 ~~m²sq-~~ m²sq- in Wards 5 and 6 or exceeds a *Total Floor Area* of 50 ~~m²sq-~~ m²sq- in Wards 1, 2, 3 and 4 but does not comply with Subsection 5.24 a) above, the one *main dwelling* with the larger *Total Floor Area* may be enlarged up to a maximum of the total permitted for the property or 300 m² *Total Floor Area*, whichever is the lesser.

5.2528 Parking and Loading Space Standards for Road Accessed Lands

a) *Parking Space Requirements:*

The owner of every *building* or *structure erected* or *used* for any of the purposes hereinafter set forth shall provide and maintain for the sole *use* of the owner, occupant or other *person* entering upon or making *use* of the said premises from time to time, *parking spaces* and areas as set out in Table 1.

The parking requirements under this *By-law* shall only apply to *buildings* or *structures* located on *lots* where direct access to the *lot* is available from a *public* or *private road*.

Table 1: Parking Space Requirements	
A. Residential	
<i>Single, detached dwelling</i>	1 parking space
<i>Bed and Breakfast</i>	2 per dwelling unit plus 1 for each guest room
<i>Dwelling other than those listed herein</i>	2 per dwelling unit
<i>Home occupation or Home Industry</i>	2 per dwelling unit plus 1 for each 24 m ² of floor space occupied by the <i>home occupation</i> or home industry
B. Institutional	
Auditoriums, Theatres, Arenas, Hall, or other Places of Assembly	1 per 5 seats, or 1 per 4 m ² of <i>total floor area</i> , whichever is the greater of the two
Hospitals or Sanitarium	1 per 2 beds, or 40 m ² of <i>total floor area</i> , whichever is greater of the two
Medical, dental, or drugless practitioners office or <i>clinic</i>	1 per 18.5 m ²
<i>Place of worship</i>	1 per each 5 <i>persons</i> of maximum design capacity
C. Commercial & Industrial	
<i>Hotels and Motels</i>	1 per <i>guest room</i> or suite
<i>Light Industrial</i>	1 per each 40 m ² of <i>total floor area</i> up to 3,000 m ² and 1 space per each 200 m ² of <i>total floor area</i> above 3,000 m ² .
<i>Marina</i>	1.5 spaces for every <i>boat slip</i> , 0.25 spaces for each <i>boat</i> that may be placed in a <i>boat storage building</i> (<i>dry docking slip</i>) and 1 space for each 20 sq. m m ² of <i>total floor area</i> that is devoted to commercial use, but exclusive of any storage space.
<i>Motor Vehicle Service Station</i>	3 per repair bay
Motor Vehicle Sales & Service Establishment	1 per 10 m ² of <i>total floor area</i> and 3 per repair bay
Office, including government buildings	1 per 30 m ² of <i>total floor area</i>
<i>Restaurant</i>	1 per each 4 <i>persons</i> of maximum design capacity or 1 per 20 m ² of <i>total floor area</i> , whichever is the greater
<i>Retail Store, Service Shops</i>	1 per 20 m ² of <i>total floor area</i>
Social or Service Club	1 per 10 m ² of <i>total floor area</i> of all habitable club buildings plus: 4 per lawn bowling green; 4 per tennis or racquet ball court.
Sports Field	1 per 5 seats or 3 metres of bench space of maximum seating capacity, or 1 per 800 m ² of <i>total field/floor area</i> , whichever is the greater of the two
<i>Tavern, Pub, Bar, Drinking Establishment</i>	1 per 4 seats of a maximum seating capacity
Wholesale, warehousing, and storage	1 per each 100 m ² of <i>total floor area</i> up to 3,000 m ² and 1 space per each 200 m ² of <i>total floor area</i> above 3,000 m ² .
D. Other Uses	
<i>Uses permitted by this By-law other than those listed herein</i>	1 per 40 m ² of <i>total floor area</i>

b) Accessible Parking Space Requirements

- i) Accessible parking spaces shall be provided in accordance with Table 2:

Table 2: Accessible Parking	
Number of Parking Spaces Required (Table 1)	Number of Accessible Parking Spaces
<u>12 or fewer</u>	<u>1</u>
<u>13 to 100</u>	<u>4% of total provided parking</u>
<u>101-200</u>	<u>1 plus 3% of total provided parking</u>
<u>201-1000</u>	<u>2 plus 2% of total provided parking</u>
<u>More than 1000</u>	<u>11 plus 1% of total provided parking</u>

- ii) Type A Accessible Parking Spaces shall have a minimum width of 3.4 metres and a minimum length of 5.5 metres.
- iii) Type B Accessible Parking Spaces must have a minimum width of 2.4 metres and a minimum length of 5.5 metres.
- iv) Where an even number of accessible parking spaces are required, an equal number of parking spaces that meet the requirements of Type A and Type B accessible parking spaces shall be provided.
- v) Where an odd number of accessible parking spaces are required, an equal number of parking spaces that meet the requirements of Type A and B accessible parking spaces must be provided, where the additional accessible parking space may be a Type B accessible parking space.
- vi) Access aisles, being the space between parking spaces that allows persons with disabilities to get in and out of their vehicles, must be provided for all parking spaces for the use of persons with disabilities in off-street parking areas. Access aisles may be shared by two parking spaces in an off-street parking area and must meet the following requirements:
 - i) The access aisles shall have a minimum width of 1.5 metres.
 - ii) The access aisle shall extend the full length of the parking space.
 - iii) The access aisles shall be marked with high tonal contrast diagonal lines to discourage parking within them where the surface is asphalt, concrete, or a similar hard surface.
- vii) Notwithstanding the above, the requirements for accessible parking spaces shall not apply to any off-street parking area constructed or redeveloped for exclusive use for any residential use with four or fewer dwelling units on a lot.

b)c) Loading Space Requirements

The owner or occupant of any lot, building or structure erected or used for any purpose, involving the receiving, shipping, loading or unloading of persons, animals, good, wares, merchandise or raw materials, shall provide and maintain at the premises, facilities comprising one or more loading spaces, in accordance with the following: The loading requirements only apply to buildings and structures erected on lots accessed by public road.

Table 23: Loading Space Requirements	
Total Floor Area of Building	Minimum Loading Facilities Required
A. Commercial Uses	
175 m ² or less	None
176 m ² to 1,000 m ²	1 loading space
over 1,000 m ²	2 loading spaces plus a minimum of 1 additional loading space for each 500 m ² or fraction thereof in excess of 1,000 m ²
B. Industrial Uses	

500 m ² or less	1 <i>loading space</i>
501 m ² to 2,000 m ²	2 <i>loading spaces</i>
2,001 m ² to 7,500 m ²	3 <i>loading spaces</i>
over 7,500 m ²	3 <i>loading spaces</i> , plus 1 additional <i>loading space</i> for each additional 1,000 m ² of <i>total floor area</i> or fractional part thereof

e)d) Uses Not Specified

In the case of a *use* not specifically mentioned in Clause a) of this Subsection, the requirements for off-street parking shall be based on the requirement for the most comparable *use* specified therein.

e)e) Access to Parking and Loading Spaces

- i) Access to the required *parking spaces* and *parking areas* shall be provided by means of unobstructed *driveways* or passageways at least 3 metres but not more than 9 metres in width for *lots* in a residential *zone* and 12 metres in width for *lots* in all other *zones*. Access to the required *loading spaces* shall be provided by means of a *driveway* at least 6 metres wide contained within the *lot* on which the spaces are located and leading to a *public road* or land located within or adjoining the *zone* in which the *use* is located.
- ii) The aisles between *parking spaces* within a *parking area* shall have a minimum width of 6 metres.
- iii) The maximum width of any combined residential ingress and egress *driveway*, measured along the *public road* line shall be 9 metres for *lots* in a residential *zone* and 12 metres for *lots* in all other *zones*.
- iv) No *driveway* shall be established closer than 1 metre to a *side lot line*, provided this shall not apply to prevent the establishment of abutting *driveways* along a common *lot line* if their combined width does not exceed 9 metres.

e)f) Changes in Use / Additions to Existing Use

- i) Whenever a *use* is changed as would require an additional number of *parking spaces* or *loading spaces*, then such additional *parking* and *loading spaces* shall be provided on the same basis as Subsection 5.25 a) and b).
- ii) When a *building* or *structure* has insufficient *loading spaces* on the date of passing of this *By-law* to comply with the requirements herein, this *By-law* shall not be interpreted to require that the deficiency be made up prior to the construction of any additions to the *building* or *structure*. No addition may be built nor change of *use* may occur to the *structure* if the effect would be to increase the *loading space* deficiency.

f)g) Illumination of Parking and Loading Areas and Driveways

When *parking* and *loading areas* and/or *driveways* are illuminated, lighting fixtures shall be so arranged to divert the light downward and away from adjacent *lots* and/or *roads*. ~~Subsection 5.6 Dark Sky Provisions will apply to Site Plan approval.~~

g)h) Location on Other Lots

Residential, *public* or *private* road access, *lots* shall have parking provided on the *lot* occupied by the *building*, *structure*, or *use*, for which the said *parking area* is required and the required *parking* and *loading areas* shall not be located on any part of a *public road*, *private road* or lane. Unless otherwise provided for herein, *parking spaces* may be located in any *yard* but not closer than 1.5 metres to any *lot line*. Parking may not be located any closer than 3 metres from a *public road*.

h)i) Parking and Loading Space Dimensions

- i) A *parking space* shall have a minimum length of 5.5 metres and a minimum width of 2.7 metres measured at right angles to the length.
- ii) A *loading space* shall have a minimum length of 9 metres, a minimum width of 3.7 metres measured at right angles to the length, and a minimum vertical clearance of at least 4 metres.

j) Use of Parking Areas

Where a *parking area* or *parking space* is required by the *By-law* in any *Zone*, no *person* shall use such *parking area* or *parking space* for parking any motor vehicle unless such motor vehicle bears a motor vehicle license plate or sticker which is currently valid.

j)k) Parking and Storage of Commercial Vehicles in Residential Zones

No *person* shall, in any Residential *Zone*, use any land for the parking or storage of any truck, trailer, *camper*, *barge* or vehicle for commercial purposes, unless it is temporarily parked for the purpose of delivery to or serving the premises, or unless it is a pickup or panel truck not exceeding two tonnes, in which case those vehicles that do not exceed two tonnes may be parked overnight.

5.2629 Permitted Uses in All Zones

Nothing in this *By-law* shall prevent the following:

- a) The use of any land as a *public road* or *public park*;
- b) The use of any land or lakebed as a public water access under the ownership of the Corporation of the Township of The Archipelago or Provincial or Federal Government;
- c) The use of any land or the *erection* of *buildings* or *structures*, or the installation of other facilities essential to the operation of the Corporation of the Township of The Archipelago, the Province, the Federal Government, or any other public utility, provided that any such use, *building* or *structure* shall be in compliance with the relevant provisions of this *By-law* and shall not adversely affect the character or amenity of the area in which same is located and shall be designed and used in a manner compatible with the area in which it is located. Any above ground non-recreational public use, which is located in a Residential *Zone*, shall be enclosed in a *building* designed located and maintained in general harmony with the permitted Residential *buildings* in such *zone*.
- d) The use of any land, or the *erection* or use of any *building* or *structure* for a temporary construction camp, work camp, tool shed, scaffold, or other *building* or *structure* incidental to and necessary for the construction work on the premises, but only for as long as such use, *building* or *structure* is necessary for such construction work which has not been finished or abandoned and the subject property is zoned for 'Residential' purposes.

5.2730 Pits and Quarries

Except for *wayside pits and quarries*, the making or establishment of pits and quarries is prohibited in any *zone* other than a Pit and Quarry (PQ) *Zone*. Temporary *wayside pits or quarries* and portable concrete and *asphalt plants* may be permitted in any *Zone* other than an Environmental *Sensitive Area Protection Zone*, subject to the provisions of the relevant *Zone*.

5.2831 Prohibited Uses in all Zones

a) Uses not Permitted In Zones

All uses of land and the *erection* or use of any *building* or *structure* for a purpose not permitted under the "Permitted Use" Subsection of one or more *Zones* established by this *By-law* are and shall be deemed to be prohibited in each *Zone*, except for those uses of land and the *erection* or use of any *building* or *structure* for a purpose expressly permitted under the applicable provision of Section 5 hereof.

b) Noxious Trade, Business or Manufacture Prohibited

Any use declared under the Public Health Act, or any regulations adopted there under to be a noxious trade, business or manufacture by reason of its nature or the materials used therein is prohibited. In addition, no land, *building* or *structure* shall be used for any purpose, which is *obnoxious*, which creates or is likely to become a nuisance or offensive or both:

- i) By the creation of noise or vibration;
- ii) By reason of the emission of gas, fumes, smoke, dust, or objectionable odour;
- iii) By reason of the unsightly storage of goods, wares, merchandise, salvage, refuse matter, motor vehicles, trailers, or parts of vehicles or trailers, machinery, dilapidated or discarded *boats* or other watercraft or other such material;
or

iv) By any combination of these things described in clauses (i), (ii), and (iii) of this Subsection.

c) Dangerous Uses Prohibited

No land, *building* or *structure*, except *motor vehicle service stations* and duly licensed installations for the bulk storage of gasoline, lubricating and fuel oil, is permitted for commercial or industrial purposes which are likely to create danger to health, or danger from fire or explosion which without limiting the generality of the foregoing shall include storage or manufacture of coal oil, water oil, rock oil, fuel oil, burning fluid, gas, naphtha, benzene, gasoline, dynamite, dualine, nitro-glycerin, gunpowder, petroleum and petroleum products, unless protected by adequate fire fighting and fire prevention equipment and by such safety devices as required for the safe handling of such material.

d) Truck, Bus, ~~and Trailer~~, and Floating Accommodation -Occupation

No *person* shall, in any *Zone*, use any *travel trailer*, *tent*, *motor home*, *mobile home*, park model trailer, recreational vehicle, truck camper, trailer truck, bus, coach, streetcar body, railway car body, ~~railway shipping container~~, floating accommodation, or similar *structure* of any kind, for the purpose of a *residence*. No such *structure* shall be considered a *dwelling unit*, or be used for *human habitation*, whether or not the same is mounted on wheels or other form of mounting or foundation.

5.3229 Pump House

One *Pump House* with a maximum *Total Floor Area* of 3 m² and the maximum *height* of ~~3-m~~ metres is permitted on any *lot* zoned *Residential*. A pump house is permitted within the minimum front yard setback.

5.3033 Residential Use Restrictions

- a) No *person* shall *erect* or *use* any *building* as a *dwelling* upon any *lot* whereon there then exists, or is in the course of construction, or for which a *building* permit has been issued for another residential *dwelling*, except where provided for elsewhere in the *By-law*.
- b) Notwithstanding anything contained in this *By-law*, no *person* shall *use* or occupy any *building* for residential purposes unless such *building* is serviced with private water supply and sewage systems to the satisfaction of *the Township*.

5.3434 Saunas

A *sauna* is a permitted *accessory building* or *structure* on a *lot* zoned for residential *use* and may be located in any *front yard*, *side yard* or *rear yard* provided that:

- a) The maximum *height* of the *sauna* does not exceed 4 metres;
- b) If the maximum *floor area* of a *sauna*, including *attached covered porches* and *decks*, is 10 m² or less, the *sauna* may be permitted a ~~0-m~~ metres *front yard setback*. Where a *sauna* exceeds 10 m², including any *attached covered porches* and *decks*, the minimum *front yard setback* shall be 7.5 metres.
- c) Notwithstanding the above, where a sauna exceeds 10 m², including any attached covered porches and decks, on lots that front on Blackstone Lake, Crane Lane, Forget Lake, Three-Legged Lake, or southern portions of Spider Lake outside of the Massasauga Provincial Park, the minimum front yard setback shall be 15 metres.

5.3235 Setback Requirements

i) Front Yard – Single Ownership Islands

The entire *shoreline* of the *single ownership island* at the ~~highwater mark~~ shoreline is the *front lot line*. All *yards* on a *single ownership island* shall be *front yards*.

ii) Setbacks and Side Yard Setbacks on Major Roads

Where a *building* or *structure* is located adjacent to a Provincial Highway, *setbacks* shall be provided and maintained in accordance with the requirements of the Ministry of Transportation.

iii) **Setbacks from Provincially Significant Wetlands**

Removal of a 'Holding (H)' provision on lands adjacent to Provincially Significant Wetlands (~~ES2EP1~~) shall require the preparation of an Environmental Impact Study (EIS) to the satisfaction of the appropriate approval authority as determined by the Township. The EIS must demonstrate that there will be no negative impacts on the natural features or the ecological functions for which the area is defined in order for the holding provision to be removed.

iv) **Setbacks for Pit and Quarry Uses**

Any permitted *buildings* or *structures accessory* to a pit or quarry use must be set back a minimum of 120 metres from the ~~high water mark shoreline~~ of any *navigable waterway* and 30 metres from any *public road* or *side lot line*. Upon expiration of any licence or lease of land for pit or quarry uses, all *buildings* and *structures used* in connection with this use shall be removed.

v) **Setbacks for Through Lots**

Where a *lot* which is not a *corner lot* has frontage on more than one *road* or two *shorelines*, the *setback* and *front yard* requirements contained herein shall apply on each *road* or *shoreline* in accordance with the provisions of the *Zone* or *Zones* in which such *lot* is located.

vi) **Setbacks from Sensitive Coldwater Lake Trout Lakes**

On lands adjoining a *waterbody* identified as a "sensitive" *cold-water lake* on Schedules to this *By-law* (Blackstone and Crane Lakes), all septic tile fields and grey water pits shall be *setback* a minimum of 30 metres from the ~~high water mark shoreline~~. A reduction in this *setback* to the clearance distances provided by the Ontario *Building Code* may be permitted if a tertiary class 4 septic system is installed.

vii) **Setbacks from "At-Capacity" Coldwater Lake Trout Lakes**

On lands adjoining a *waterbody* identified as an "at capacity" *coldwater lake* trout lake on Schedules to this *By-law* (Forget Lake, Three Legged Lake and southern portions of Spider Lake outside of Massassauga Provincial Park), all septic tile fields and grey water pits shall be *setback* a minimum of 30 metres from the ~~high water mark shoreline~~.

viii) **Setbacks from Sturgeon Bay**

On lands adjoining portions of Sturgeon Bay, as identified on Schedule C to this *By-law*, all septic tile fields and grey water pits shall be *setback* a minimum of 30 metres from the ~~high water mark shoreline~~. A reduction in this *setback* to the clearance distances provided by the Ontario *Building Code* may be permitted if a tertiary class 4 septic system is installed.

ix) **Setback from ~~Environmentally Sensitive~~ Environmental Protection (~~ES, ES1 and ES2EP~~ and EP1) Zones**

All *buildings, structures* and septic systems shall be *setback* a minimum of 3 metres from any lands or areas zoned '~~Environmentally Sensitive (ES)~~', '~~Environmentally Sensitive One (ES1)~~' and '~~Environmentally Sensitive Two (ES2)~~' ~~Environmental Protection (EP) or Environmental Protection One (EP1)~~.

5.3336 Shore Road Allowance

Where a *shore road allowance* or *Crown Reserve* exists in front of any *lot* which has not been stopped up and acquired by the abutting land owner in whole or in part, the area of the *shore road allowance* or *Crown Reserve* above the ~~high water mark shoreline~~ between the extension of the *side lot lines* may be considered part of the *lot area* or *lot depth* required by this *By-law* for the said *lot*.

5.3437 Shore Road Allowance as Yard

Notwithstanding the provisions of this *By-law*, where a *shore road allowance* or *Crown Reserve* exists in front of any *lot*, which has not been stopped up and acquired by the abutting land owner in whole or in part, permitted *buildings* or *structures* may be *erected* without a *front yard setback* provided the *buildings* or *structures* or any part thereof does not encroach upon the *shore road allowance* or *Crown Reserve*, and provided the buildings or structure meet the minimum front yard setback of the applicable zone to the shoreline.

5.3538 Signs

Nothing in this *By-law* shall apply to prevent the *erection*, alteration or *use* of any *sign*, provided such *sign* complies with the *By-laws* and requirements of the Township of The Archipelago and Ministry of Transportation for regulating *signs* and provided such *sign* complies with the provisions of this *By-law* regarding *sight triangles*.

5.3639 Sleeping Cabins

Subject to the provisions of Section 5.1, *Accessory Uses*, *sleeping cabins* are a permitted *accessory use* on any *lot* zoned for residential *use*, provided that:

a) Wards 1, 2, 3 and 4:

- i) The maximum *Total Floor Area* of each *sleeping cabin*, including the floor area of any *basement*, does not exceed 50.16 m² or the *ground floor area* of the *main dwelling* on the *lot*, whichever is the lesser;
- ii) The maximum number of *sleeping cabins* permitted on one *lot* is three cabins;
- iii) ~~Notwithstanding ii) above, Where a lot contains an additional residential unit, the maximum number of sleeping cabins permitted on one lot is two cabins;~~ and
- i) The maximum cumulative *Total Floor Area* of all *sleeping cabins* on a *lot*, including the floor area of any *basement*, shall not collectively exceed 150.48 m².

b) Wards 5 and 6:

- i) The maximum *Total Floor Area* of each *sleeping cabin*, including the floor area of any *basement*, does not exceed 40 m² or the *ground floor area* of the *main dwelling* on the *lot*, whichever is the lesser;
 - ii) The maximum number of sleeping cabins permitted on one lot is two cabins;
 - ~~ii)iii) Notwithstanding ii) above, Where a lot contains an additional residential unit, the maximum number of sleeping cabins permitted on one lot is one cabin;~~ and
 - ~~iii)iv) The maximum cumulative~~ The maximum cumulative *Total Floor Area* of all *sleeping cabins* on a *lot*, including the floor area of any *basement*, shall not collectively exceed 80 m².
- c) Such *sleeping cabins* do not contain any *cooking facilities*;
 - d) *Sleeping cabins* shall have a ground floor area greater than 10 m²;
 - e) The maximum *height* of the *sleeping cabin* shall be 5 metres. A storage loft in a sleeping cabin with a floor-to-ceiling height of less than 1.8 metres, and no permanent access, is permitted within the 5-metre height requirement;
 - f) Such *sleeping cabins* are clearly subordinate and incidental to the main residential *use* on the *lot*;
 - g) No *deck attached* to a *sleeping cabin*, excluding any *accessory ramps*, stairs, *walkways* or landings, shall exceed the *ground floor area* of the *sleeping cabin*;
 - h) No *sleeping cabin* or ~~deck attached to a sleeping cabin~~ on a *lot* zoned for residential *use* shall be *erected* within 7.5~~m~~ metres of a *front lot line* and within 6 metres of a *side* or *rear lot line*. An attached *deck to a sleeping cabin*, if 1.2 metre or less from grade, may encroach a maximum of 1.5 metres into a *side yard* or *rear yard*;
 - i) Notwithstanding the above, no sleeping cabin or deck attached to a sleeping cabin on a lot zoned for residential use shall be erected within 15 metres of a front lot line and within 6 metres of a side or rear lot line on lots that front on Blackstone Lake, Crane Lane, Forget Lake, Three-Legged Lake, or southern portions of Spider Lake outside of the Massasauga Provincial Park.
 - ii) If an *existing sleeping cabin* contains a legal non-conforming *kitchen* or *cooking facilities*, then such *sleeping cabin* may be expanded to the maximum allowable *Total Floor Area* stated in Subsection 5.36 a) or b) above. If the *existing sleeping cabin* ceases to be *used* as a *sleeping cabin*, the re-constructed *sleeping cabin* shall not contain *cooking facilities* and shall comply with all applicable regulations of the *By-law*.

5.40 Solar Renewable Energy Generation Systems

The following provisions apply to solar renewable energy generation systems:

- a) A photovoltaic solar energy device or thermal solar energy device shall be permitted in any zone where buildings and structures are permitted, subject to the following requirements:
 - i) Where mounted on a building:
 - i. The device shall comply with the required minimum setbacks for a building on the lot; and,
 - ii. The height restrictions of this By-law shall not apply to the solar panel(s).
 - ii) Where ground mounted:
 - i. The device shall comply with the applicable zone requirements for an accessory building or structure on the lot.

5.3741 Storage of Unlicensed Vehicles, Trailers and Commercial Vehicles

- a) The parking or storage of an unlicensed motor vehicle or an unlicensed tractor trailer shall be prohibited unless it is stored in an enclosed *garage* or other *accessory building* or as specifically permitted in this By-law.
- b) No *lot, building or structure* in any Residential Zone shall be used for the parking or storage of any commercial vehicle (licensed or unlicensed), unless:
 - i) The vehicle is owned or used by the owner or occupant of such *lot, building or structure*;
 - ii) The commercial vehicle has a maximum carrying capacity of 2000 kilograms; and
 - iii) Provided that not more than one commercial vehicle is stored in accordance with this Section.

5.3842 Swimming Pools

The following provisions apply to outdoor *swimming pools*:

- a) When a *lot* fronts on a *navigable waterway*, *swimming pools* on *lots* zoned for residential use shall not be ~~constructed~~ located within 30 metres from the *front lot line* and will not be constructed closer than 6 metres from a *side or rear lot line*. In a case where a *lot* fronts on a *road*, but not a *navigable waterway*, then a *swimming pool* shall only be permitted in a *side yard* or *rear yard*; and
- b) For any Zone other than a Residential Zone, *swimming pools* may not be constructed closer than 15 metres to any *lot line*.
- c) Every *swimming pool* shall be enclosed by a fence at least 1.5 metres high, located not less than 1 metre and not more than 7.5 metres from the inside edge of the pool.

5.3943 Tennis Courts and Sports Courts

~~One A single~~ tennis or sports court is a permitted *accessory use* to a *lot* zoned for residential use, subject to a minimum *front yard setback* of 30 metres along a *navigable waterway* and *side* and *rear yard setback* of 30 metres. In a case where a *lot* zoned for a residential use fronts on a *road*, but not a *navigable waterway*, then a tennis court shall only be permitted in a *side yard* or *rear yard* and shall maintain a minimum *side yard* and *rear yard setback* of 15 metres.

The greater of two tennis courts and/or sports courts or the *existing* number of tennis courts or sports courts, whichever is greater are permitted on a *lot* in the Commercial or Private Club Zones. Tennis courts or sports courts are permitted provided the minimum *front yard*, *side yard* and *rear yard* requirements for the *main use* permitted on the *lot* are complied with.

5.4044 Tents and Trailer Sites

No new commercial *tent or trailer sites* will be permitted in the Township, ~~and nor will~~ the expansion of any *campground or trailer park* operation shall not be permitted. No additions to *existing* lawful trailers are permitted, except for open *decks* or *patios* that do not exceed the ground floor area of the trailer.

5.4145 Timbering

No person shall use any land, or erect, alter or use any building or structure for commercial timbering or logging within 30 metres of a *public road* or within 120 metres of any *navigable waterway*. Any commercial timbering must be in accordance with the Ministry of Natural Resources' Timber Management Plan.

5.4246 Walkway and Stairs

No person shall construct a detached walkway, stairs, or associated landings which exceeds 2 metres in width;

5.4347 Ward Survey Descriptions and Pointe au Baril Station Neighbourhood

As identified on Schedule D to this *By-law*.

5.4448 Wind Power Generation

- i) One *wind turbine*, including supporting tower base and foundation is permitted on a *lot* within a residential or commercial zone. A *wind turbine* is an accessory structure-use and may only be established on a *lot* where the main use of the *lot* is established.
- ii) The minimum *lot area* for one *wind turbine* installation is 2 hectares, except in the case of *single ownership island* in which case the minimum *lot area* shall be 0.8 hectares.
- iii) The minimum setback-distance of a *wind turbine* to any *lot line*, other than a *public* or *private road* and a *shoreline*, is 5 times the diameter of the *wind turbine* rotor. The required setback-distance shall be measured from the outer edge of the blade swept area.
- iv) The minimum distance of a *wind turbine* to any *dwelling unit*, located on any *lot* other than the *lot* where the *wind turbine*, is located is 200 metres.
- v) The minimum distance of a *wind turbine* to a *public* or *private road* is equal to the *height* of the *wind turbine* tower measured from the ground elevation at the base of the tower to the centre of the rotor (hub).
- vi) The minimum distance of a *wind turbine* from the shorelinehighwater mark of a *navigable waterway* is 30 metres.
- vii) The maximum *height* of a *wind turbine* tower is 17 metres. *Height* is measured from the ground elevation at the base of the tower to the tip of the rotor at its highest position.
- viii) The maximum rated electrical power of one *wind turbine* is 10KW.

5.4549 Yard Encroachments Permitted

Every part of any *yard* required to be provided in any *Zone* shall be open and unobstructed by any *structure* from the ground to the sky, except that:

- a) Ornamental *Structures* such as; sills, chimneys, cornices, eaves, gutters, parapets, pilasters, overhangs, or gutters may project into any required *yard* or *setback* a maximum of 0.5 metres.
- b) Unenclosed and uncovered *decks*, balconies, steps, and patios, may project into any required *side yard* or *rear yard setback* a maximum of 1.5 metre provided that, in the case of unenclosed and uncovered *decks* and patios, such uses are not more than 1.2 metres above *final grade*.
- c) Fences, freestanding walls, flagpoles, antennae, light standards and similar *structures* and appurtenances, and hedges, trees and shrubs are permitted in any *yard* provided that no *structure*, hedge or other obstruction is permitted in a *sight triangle*.
- d) Septic systems are considered a *structure*. Septic systems are allowed to encroach up to ~~3-m~~ metres of the *side lot lines* and/or *rear lot lines* with a ~~3-m~~ metres *side yard setback* and/or *rear yard setback* from the *lot line*.

Section 6 - Coastal/Island Residential (CR) Zone

Within a Coastal/Island Residential (CR) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

6.1 General Use Provisions:

6.1.1 Permitted Uses

Main Use:

- Residential use.

Accessory Uses:

- Accessory uses.
- Bed and Breakfast establishment;
- Home occupation

6.1.2 Permitted Buildings and Structures

- A single, detached dwelling
- Accessory Residential structures and buildings

6.1.3 Zone Standards:

Any building or structure permitted under Section 6.1.2 shall comply with the following provisions except as otherwise provided for in Section 5, General Provisions:

a)	Minimum Lot Frontage	As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act
b)	Minimum Lot Area	As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act
c)	Maximum Lot Coverage	<ul style="list-style-type: none"> i) Lots with an area of 1,800 m² or less: - maximum total floor area is 7.5% of lot area; ii) Lots with an area greater than 1,801 m² up to 16,187 m²: - 140 m² + 3% of lot area; iii) Lots with an area greater than 16,188 m² up to 32,374 m²: - 625 m² + 1% of lot area that is over 16,187 m²; iv) Lots with an area of greater than 32,375 m² up to 34,400: - 787 m² + ½% of the lot area over 32,374 m² v) Lots with an area greater than 34,401 m² - 800 m².
ea)	Main dwelling	<ul style="list-style-type: none"> i) maximum ground floor area - 80% of the total lot coverage (for properties greater than 1800 m²); ii) maximum total floor area - 300 m²; iii) minimum ground floor area - Wards 5 and 6: <u>1740</u> m² Wards 1,2,3 and 4: <u>1750</u> m²
fe)	Minimum Front Yard Setback	7.5 metres
gf)	Minimum Side Yard Setback	6 metres
hg)	Minimum Rear Yard Setback	6 metres
ih)	Maximum Height	<p>Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 metres</p> <p>Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m metres</p>

6.1.4 Provisions for Accessory Uses

The provisions of Section 6.1 shall apply to *accessory buildings, structures and uses*, except as otherwise provided for in Section 5, General Provisions.

6.2 SPECIAL EXCEPTION REGULATIONS – COASTAL/ISLAND RESIDENTIAL (CR)

The regulations contained in Section 6.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 6.2.

6.2.1 Coastal/Island Residential Exception 1 (CR-1) CR-1

Part of Island B912, being the remainder of Parcel 2284 P.S.S.S., in front of the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.1.1 Permitted Uses, Buildings and Structures:

Buildings and structures permitted for lands zoned CR-1 are limited to the following:

- i) six *single detached dwellings*; and,
- ii) three *accessory buildings* and three *sleeping cabins* associated with each of the *dwelling units*.

6.2.1.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-1 with the exception of the following regulations:

- i) any relocated *dwelling unit* in the CR-1 *Zone* shall be a minimum distance of 50 metres from any other *dwelling unit*;
- ii) the maximum *lot coverage* shall not exceed 1000 m²;
- iii) the maximum *ground floor area* of a *single-detached dwelling unit* shall not exceed 185 ~~square metres~~^{m²}.

6.2.2 Coastal/Island Residential Exception 2 (CR-2) CR-2

Part of Island B937, being Parts 1 and 2 of Plan 42R-8427, Parcel 21949 P.S.S.S., in front of the geographic Township of Shawanaga;

Part of Island B937, being Parts 3 and 4 of Plan 42R-8427, Parcel 21948 P.S.S.S., in front of the geographic Township of Shawanaga as shown on Schedule 'A' to this *By-law*.

6.2.2.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for each of two *lots* in the CR-2 *Zone* are limited to the following:

- i) two *single detached dwellings*;
- ii) two *accessory sleeping cabins*;
- iii) three non-habitable *accessory structures*.

6.2.2.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-2 *Zone* with the exception of the following regulations:

- i) the minimum *lot area* shall be 2 hectares.

6.2.3 Coastal/Island Residential Exception 3 (CR-3) CR-3

- Island 1126A, designated as Parcel 17497 P.S.N.S., in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

- Island 355A, designated as Parcel 2856 P.S.N.S., in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.3.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.3.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-3 *Zone* with the exception of the following regulations:

- i) all habitable *buildings* shall be located above 177.4 metres G.S.C. and all openings of any habitable *buildings* shall be located above 178.3 metres G.S.C.

6.2.4 Coastal/Island Residential Exception 4 (CR-4) CR-4

Part of Island 25A, Lot 1 and Block A of Plan 251, Part 1 of RP 42R-12551, Parts 1 & 2 of RP 42R-13582, being Parcels 9524, 17255, and 18375, as shown on Schedule 'A' of this *By-law* and more particularly on Schedules 'B-1' and 'B-2' to this *By-law*.

6.2.4.1 Permitted Uses, Buildings and Structures

The *uses*, *buildings* and *structures* permitted in the CR-4 *Zone* are limited to the following:

- i) one *single detached dwelling*;
- ii) the *existing accessory garage* for personal vehicle parking;
- iii) *existing* satellite dish
- iv) the following *marina commercial uses*:
- v) 34 *boat docking slips*;
- vi) the *existing boat storage building* having dimensions 15.24 ~~m~~ metres wide by 6.1 ~~m~~ metres deep by 7.62 ~~m~~ metres in height;
- vi) the *existing parking area*;
- viii) the *existing boat ramp*;
- ix) the *existing* public washrooms;
- x) the *existing* fencing and shorewalling.

6.2.4.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, apply to the *uses* permitted in the CR-4 *Zone* with the exception of the following:

- i) no additional *uses*, *buildings*, facilities or *structures* or expansions to the *existing marina commercial buildings, structures* and facilities are permitted;
- ii) the total *lot coverage* of the *single detached dwelling* and *accessory garage* shall not exceed 5%.

6.2.5 Coastal/Island Residential Exception 5 (CR-5) CR-5

Island 47A (Hearts Content), Parcel 17229 P.S.N.S., in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.5.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-5 are limited to the following:

- i) three *single-detached dwellings*;
- ii) five *sleeping cabins*; and
- iii) six non-habitable *accessory buildings* and *structures*.

6.2.5.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-5 *Zone*, with the exception of the following regulations:

- i) the maximum *lot coverage* shall not exceed 837 m².

6.2.6 Coastal/Island Residential Exception 6 (CR-6) CR-6

Lot 7 of Plan M455 and Part 1 of Plan 42R-8048, being Parcel 13345 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.6.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.6.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-6 *Zone* with the exception of the following:

- i) an 11.9 metre by 6.1 metre dryland *boat storage building* is permitted in the *front yard*.

6.2.7 Coastal/Island Residential Exception 7 (CR-7) **CR-7**

Part of Island B187 (Braddon Island), being Parcel 6053 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

6.2.7.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-7 are limited to the following:

- i) one *main building*, containing *kitchen* facilities but no sleeping facilities;
- ii) four *sleeping cabins*;
- iii) non-habitable *accessory structures*.

6.2.7.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-7 *Zone*, with the exception of the following regulations:

- i) the fourth *sleeping cabin* shall not exceed 59.4 m².

6.2.8 Coastal/Island Residential Exception 8 (CR-8) **CR-8**

Island B486, being Parcel 1476 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.8.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-8 are limited to the following:

- i) one *single detached dwelling*;
- ii) one *accessory sleeping cabin*;
- iii) one *docking envelope*;
- iv) non-habitable *accessory structures*.

6.2.8.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-8 *Zone*, with the exception of the following regulations:

- i) a minimum *front yard setback* of 10 metres (33 feet) shall be required for all *structures*;
- ii) a maximum *lot coverage* of 180 m² (1938 ft²) is permitted;
- iii) a *docking envelope* is limited in size to a maximum dimension of 10 metres in length by 20 metres in width;
- iv) no *boathouse* or *boatport* shall be permitted on the subject lands.

6.2.9 Coastal/Island Residential Exception 9 (CR-9) **CR-9**

Part of Lot 40, Concession 2, being Part 1 of Plan 42R-7851, and part of the original shore road allowance and Crown lake bed in front thereof, in the geographic Township of Conger, as shown on Schedule 'A', and more particularly shown on Schedules 'B-3' and 'B-4' to this *By-law*.

6.2.9.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) Zone, with the following additional permitted *use*:

- i) the subject property may be *used* as an access facility with a *parking area* and *dock*.

6.2.9.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-9 Zone, with the addition of the following site-specific regulations:

- i) only one pile and floating *dock structure* will be permitted;
- ii) the pile and floating *dock structure* shall not exceed 63.7 metres (209 feet) in length;
- iii) the pile and floating *dock structure* will be located according to Schedules B-3 and B-4 such that the floating components of the *structure* are configured in the shape depicted on Schedule B-3;
- iv) the pile and floating *dock structure* will be permitted to extend beyond the required 6 metre *side yard setback* from the extension of the *side lot lines* into the water;
- v) the *use* of the *parking area* and pile and floating *dock structure* is to be strictly ancillary and *accessory* to the main *use* established on up to three water access properties, each of which is zoned to permit only one single *dwelling unit* thereon as the main *use*;
- vi) except as amended by this *By-law*, all other requirements of By-law A2000-07, and in particular, the requirements relating to *dock* regulations, will apply to the subject property.

6.2.10 Coastal/Island Residential Exception 10 (CR-10) **CR-10**

Part of Island B415, being Lot 5 of Plan M-175, Parcel 10272 P.S.S.S. and Part of Part 2 of Plan 42R-16134, Parcel 27609 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' and more particularly shown on Schedule 'B-5' to this *By-law*.

6.2.10.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) Zone, with the following additional permitted *uses*:

- i) a *kitchen* may be contained within the *accessory boathouse*;
- ii) a roof *structure* may be constructed over the floating *dock*.

6.2.10.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-10 Zone.

6.2.11 Coastal/Island Residential Exception 11 (CR-11) **CR-11**

Part of Lot 43, Concession 4, being Parcel 11792 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A', and more particularly shown on Schedule 'B-6' to this *By-law*.

6.2.11.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) Zone, with the following additional permitted *use*:

- i) a fourth *sleeping cabin*;

6.2.11.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-11 Zone, with the addition of the following site-specific regulations:

- i) the *total floor area* of the fourth *sleeping cabin* shall not exceed 50.16 m² (540 ft²);
- ii) recognition of the legal non-complying *sleeping cabin* at 67 m² (720 ft²);
- iii) recognition of the seven legal non-complying *accessory structures*.

6.2.12 Coastal/Island Residential Exception 12 (CR-12)

CR-12

Part of Island 20A (Skunk Island), being Part of Lot 3, being Summer Resort Location JDD-150, and Parts 1 and 2 of Plan 42R-17132, in the geographic Township of Harrison, as shown on Schedule 'A', and more particularly Schedule 'B-7' to this *By-law*.

6.2.12.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR-12 are limited to the following:

- i) one *single-detached dwelling*;
- ii) one *sleeping cabin*;
- iii) one *gazebo*;
- iv) one workshop;
- v) two dog houses and covered walks;
- vi) two *accessory sheds*.

6.2.12.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-12 *Zone*, with the exception of the following site-specific regulations:

- i) the minimum *lot area* permitted is 2.38 hectares (5.88 acres);
- ii) the maximum *lot coverage* permitted is 701 m² (7,545 ft²);
- iii) the *sleeping cabin* shall have a *total floor area* not exceeding 159 m² (1710 ft²);
- iv) the *dock* will be located within the area shown on Schedule 'B-7' and restricted to the size and extent as delineated on Schedule 'B-7'. No further docking areas or extensions to *existing docking sites* will be permitted for the CR-12 *Zone*;
- v) No consents or division of land for the purpose of creating a new residential *lot* shall be permitted for the subject property;
- vi) There shall be no *structures* or additions to *buildings* on the subject lands except as permitted within this *By-law*;
- vii) Except as amended by this *By-law*, all other requirements of By-law No. A2000-07, and in particular, the requirements relating to the Coastal/Island Residential (CR) *Zone*, will apply to the subject property.

6.2.13 Coastal/Island Residential Exception 13 (CR-13)

CR-13

Part of Lot 1, Concession 9, being Part 1 of Plan 42R-13712, remaining Parcel 25729 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR-13 are limited to the following:

- i) one *single detached dwelling*;
- ii) all *existing accessory structures*;

6.2.13.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-13 *Zone*, with the exception of the following site-specific regulations:

- i) the minimum *lot area* permitted is 1.5 hectares;
- ii) the minimum *lot frontage* permitted is 90 metres;
- iii) no additional *buildings* or *structures* are permitted on the subject lands.

6.2.14 Coastal/Island Residential Exception 14 (CR-14)

CR-14

Part of Lot 1, Concession 9, being Parts 2 to 4 of Plan 42R-13712, in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.14.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR-14 are limited to the following:

- i) one *single detached dwelling*;
- ii) one *sleeping cabin*;
- iii) one *storage building*;
- iv) one *dock*;
- v) one *bridge*.

6.2.14.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-14 *Zone*, with the exception of the following site-specific regulations:

- i) the minimum *lot area* permitted is 1.5 hectares;
- ii) the minimum *lot frontage* permitted is 90 metres;
- iii) the *bridge* shall be restricted to a single lane and is permitted a minimum *front and side yard setback* of 0 metres.

6.2.15 Coastal/Island Residential Exception 15 (CR-15) **CR-15**

Part of the Crown lake bed adjoining Island No. B229, Parcel 7249 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly shown on Schedule 'B-8' to this *By-law*.

6.2.15.1 Permitted Uses

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the following additional permitted *use*:

- i) a portion of the Crown lake bed adjoining Island No. B229, as shown on Schedule 'B-8' attached to this *By-law*, may be *used* for a covered *boat slip or boathouse* and approach ramp, not to exceed 147 m².

6.2.15.2 Zone Standards

General provisions and *zone* provisions for the Coastal/Island (CR) *Zone*, as set out in Sections 5 and 6 of this *By-law*, shall apply to the *uses* in the CR-15 *Zone*.

6.2.16 Coastal/Island Residential Exception 16 (CR-16) **CR-16**

Part of the original shore road allowance and Crown lake bed in front of Part of Lot 41, Concession 3, Part 9 on Plan PSR-79, being Parcel 12641 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A', and more particularly shown on Schedule 'B-9' to this *By-law*.

6.2.16.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the following additional permitted *use*:

- i) a suspended *walkway* and floating *dock*, as approved by the Ministry of Natural Resources, are permitted on part of the original *shore road allowance* and Crown lake bed fronting the subject property.

6.2.16.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-16 *Zone*.

6.2.17 Coastal/Island Residential Exception 17 (CR-17) **CR-17**

Island B174 (Oliver Island), in front of the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

6.2.17.1 Permitted Uses

Buildings and structures permitted for lands zoned CR-17 are limited to the following:

- i) two *single detached dwellings*;
- ii) two *boathouses or boatports*;
- iii) Any permitted accessory uses.

6.2.17.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-17 *Zone*, with the exception of the following regulations:

- i) the second *dwelling* is to be located at the north end of the *island*;
- ii) neither *single detached dwelling* shall exceed a *total floor area* of 100 m².

6.2.18 Coastal/Island Residential Exception 18 (CR-18) **CR-18**

Island B182, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

6.2.18.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.18.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-18 *Zone*, with the exception of the following regulations:

- i) the maximum *height* of the *single detached dwelling* shall be 5 metres;
- ii) the maximum *ground floor area* of the *single detached dwelling* shall be 100 m².

6.2.19 Coastal/Island Residential Exception 19 (CR-19) **CR-19**

Island Nos. 470A and 495A, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.19.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-19 are limited to the following:

Island 470A

- i) a *single-detached dwelling*;
- ii) *accessory structures*;
- iii) a *walkway* or *dock* connecting to Island No. 495A.

Island 495A

- i) *structures accessory* to Island 470A;
- ii) an *accessory building*, that is not for *human habitation*, having a maximum *ground floor area* of 40 *square metres*²;
- iii) one *dock*;
- iv) a *walkway* or *dock* connecting to Island No. 470A.

6.2.19.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-19 *Zone*.

6.2.20 Coastal/Island Residential Exception 20 (CR-20) **CR-20**

Island 223A, in the geographic Township of Harrison, as shown on Schedule 'A', and more particularly on Schedule 'B-10' to this *By-law*.

6.2.20.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-20 are limited to the following:

- i) one *single detached main dwelling*;
- ii) one *sleeping cabin*;
- iii) one *marine storage facility*;
- iv) one *accessory building* (swim house).

6.2.20.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-20 *Zone*, with the exception of the following site-specific regulations:

- i) the *main dwelling* is permitted at 100 m² with an *attached* 20 m² screened in *porch*;
- ii) one *sleeping cabin* with a *ground floor area* of up to 50 m² is permitted to be constructed below the Georgian Bay flood elevation of 178.3 metres, provided that the floor elevation of the first floor is at, or above, such flood elevation;
- iii) the *sleeping cabin* shall not exceed 5 metres in *height*;
- iv) the *marine storage facility* shall not exceed 20 m² in *ground floor area* and 3 metres in *height*;
- v) the *accessory building* (swim house) shall not exceed 20 m² in *ground floor area* and 4 metres in *height*.

6.2.21 Coastal/Island Residential Exception 21 (CR-21)

CR-21

Part of the original shore road allowance and Crown lake bed in front of Part of Lot 41, Concession 3, Part 7 on Plan PSR-65 and Part 1 of Plan 42R-17155, being Parcel 9337 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A', and more particularly shown on Schedule 'B-11' to this *By-law*.

6.2.21.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the following additional permitted *use*:

- i) a *walkway* and *dock* are permitted on part of the original *shore road allowance* and Crown lake bed fronting the subject property.

6.2.21.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-21 *Zone*.

6.2.22 Coastal/Island Residential Exception 22 (CR-22)

CR-22

Part of the original shore road allowance and part of the Crown lake bed fronting Part of Lot 45, Concession 8, being Parcel 5747 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A', and more particularly shown on Schedule 'B-12' to this *By-law*.

6.2.22.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.22.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-22 *Zone*, with the exception of the following regulation:

- i) the maximum *ground floor area* of the single-storey *boathouse* shall be 104.8 m²;
- ii) the *boathouse* is permitted to encroach over the *side lot line* on the adjacent Crown land *water lot*.

6.2.23 Coastal/Island Residential Exception 23 (CR-23)

CR-23

Part of Lot 30, Concession 4, being SR Location JDD 264, being Parts 1 to 4 of Plan 42R-6357, Parcel 6991 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

NOTE: PROPERTY CONFIGURATION CHANGED. LEGAL DESCRIPTION NEEDS TO BE AMENDED.

6.2.23.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-23 are limited to the following:

- i) one *single-detached dwelling*;
- ii) one *service shop*;
- iii) one *accessory* apartment;
- iv) one rental cottage;

v) *accessory structures*.

6.2.23.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-23 *Zone*.

6.2.24 Coastal/Island Residential Exception 24 (CR-24)

CR-24

Part of Sandy Island, being Lot 3 and Part of Lot 4 of Plan M-346, Part 1 of Plan 42R-10884, Parcel 22510 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

Part of Sandy Island, being Part of Lot 4 of Plan M-346, remaining Parcel 18320 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.24.1 Permitted Uses, Buildings and Structures

Those permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.24.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-24 *Zone*, with the addition of the following site-specific regulation:

- i) a single *accessory boathouse* or *boatport*, any *accessory docks* and an *accessory pumphouse* may be constructed within the required *setbacks* from the environmentally sensitive area, provided that approvals for the construction have first been obtained from any authority having jurisdiction.

6.2.25 Coastal/Island Residential/Divided Exception 25 (CR/D-25)

CR/D-25

Part of Island 500A (Shawanaga), being the remainder of Part 3 of Plan 42R-7547, remaining Parcel 21385 P.S.S.S., in the geographic Township of Shawanaga, as shown on Schedule 'A', and more particularly on Schedule 'B-13' to this *By-law*.

6.2.25.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.25.2 Zone Standards

General provisions and *zone* provisions for the Coastal/Island (CR) *Zone*, as set out in Sections 5 and 6 of this *By-law*, shall apply to the *uses* in the CR/D-25 *Zone*, with the exception of the following site-specific regulation:

- i) one *single detached dwelling* up to a maximum of 9 metres in *height* may be *erected* and *used* in the CR/D-25 *Zone*, as shown on Schedule 'B-13' attached to this *By-law*.

6.2.26 Coastal/Island Residential Exception 26 (CR-26)

CR-26

Part of Island B644 (Cormie Island), being Part of Summer Resort Location DA5, Parts 1 and 2 of Plan 42R-9445 and Part 1 of Plan 42R-15226, in front of the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-14' to this *By-law*.

Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.26.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-26 *Zone*, with the addition of the following site-specific regulations:

- i) the total *lot coverage* shall not exceed 432 m²;
- ii) the total *floor area* of all *buildings* and *structures* shall not exceed 500 m².

6.2.27 Coastal/Island Residential/Divided Exception 27 (CR/D-27) CR/D-27

Part of Island B359, being Parts 4, 5 and 11 of Plan 42R-15831, remaining Parcel 24493 P.S.S.S., in front of the geographic Township of Cowper

Part of Island B359, being Parts 3, 9 and 11 of Plan 42R-15831, Parcel 27339 P.S.S.S., in front of the geographic Township of Cowper as shown on Schedule 'A', and more particularly on Schedule 'B-15' to this *By-law*.

6.2.27.1 Permitted Uses

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the exception of the following:

- i) a limit of one *dock* for each subject property in the location identified on Schedule 'B-15' to this *By-law*.

6.2.27.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-27 *Zone*.

6.2.28 Coastal/Island Residential/Divided Exception 28 (CR/D-28) CR/D-28

Part of Island 46A (Olver Island), Part 1 of Plan 42R-16104, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.28.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR/D-28 are limited to the following:

- i) one *single detached dwelling*;
- ii) *existing two-storey boathouse* with *kitchen* and living accommodations;
- iii) *accessory structures*.

6.2.28.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-28 *Zone*.

6.2.29 Coastal/Island Residential/Divided Exception 29 (CR/D-29) CR/D-29

Part of Island 94A (Edna Island), Parts 1 and 2 of Plan 42R-16009, Parcels 6218 and 19664 P.S.S.S., in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.29.1 Permitted Uses, Buildings and Structures

Those permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.29.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-29 *Zone*, with the addition of the following site-specific regulation:

- i) if a new *dwelling* is constructed, the *existing dwelling* shall be converted to an oversized *sleeping cabin*, not exceeding its *existing* size of 75 m².

6.2.30 Coastal/Island Residential/Divided Exception 30 (CR/D-30) CR/D-30

Part of Island 94A (Edna Island), Part 3 of Plan 42R-16009, remaining Parcel 6230 P.S.S.S., in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.30.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR/D-30 are limited to the following:

- i) one 19.6 m² (212 ft²) *staff cottage*;
- ii) one 29.6 m² (319 ft²) *guest cottage*;
- iii) one 200.8 m² (2162 ft²) *main lodge*;
- iv) one 26.3 m² (283 ft²) *laundry building*;
- v) one 20.8 m² (224 ft²) *storage/services building*;

- vi) one 85.6 m² (921 ft²) “hill manor”;
- vii) one 19.5 m² (210 ft²) power house;
- viii) one 41.7 m² (449 ft²) *guest cottage*;
- ix) one 38.1 m² (410 ft²) master cottage;
- x) one 86.7 m² (934 ft²) *dormitory*;
- xi) one 86.5 m² (932 ft²) *sauna/dressing rooms/water closets/ boathouse building*;
- xii) one 7.1 m² (76 ft²) tool shed;
- xiii) one 46.5 m² (500 ft²) *boathouse*.

6.2.30.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-30 *Zone*, with the addition of the following site-specific regulation:

- i) No additional *buildings* or *structures* are permitted.
- ii) Additions to any of the *existing detached buildings* and *structures* as noted above are permitted, such that the resultant increase in *lot coverage* shall not exceed 75 m².
- iii) a maximum of two *single-detached dwellings* are permitted.

6.2.31 Coastal/Island Residential/Divided Exception 31 (CR/D-31) CR/D-31

Part of Lot 43, Concession 6, being Part 2 of Plan 42R-16429, in the geographic Township of Conger, as shown on Schedule ‘A’ to this *By-law*.

6.2.31.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.31.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-31 *Zone*, with the addition of the following site-specific regulation:

- i) all *buildings* and *structures* shall be set back a minimum distance of 50 metres from the western *lot line*.

6.2.32 Coastal/Island Residential/Divided Exception 32 (CR/D-32) CR/D-32

Part of Island B717, being Part 2 of Plan 42R-16941, in the geographic Township of Cowper
 Part of Island B717, being Part 1 of Plan 42R-16941, in the geographic Township of Cowper
 Part of Island 395A, being Part 1 of Plan 42R-12376, fronting the geographic Township of Shawanaga,
 as shown on Schedule ‘A’ to this *By-law*

6.2.32.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR/D-32 are limited to the following:

- i) one *single detached dwelling*;
- ii) one *sleeping cabin*;
- iii) non-habitable *accessory structures*.

6.2.32.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-32 *Zone*.

6.2.33 Coastal/Island Residential/Divided Exception 33 (CR/D-33) CR/D-33

Part of Island GB472, being Part 3 of Plan 42R-8324, in the geographic Township of Conger, as shown on Schedule ‘A’ to this *By-law*.

6.2.33.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.33.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-33 *Zone*, with the addition of the following site-specific regulation:

- i) the *dwelling* may be *erected* on an *existing* concrete foundation.

6.2.34 **Coastal/Island Residential/Divided Exception 34 (CR/D-34)** **CR/D-34**

Island A468 (Carolyn), being Part 1 of 42R-15898, designated as Parcel 19565 P.S.N.S., in the geographic Township of Shawanaga;

Island A468 (Carolyn), being Part 3 of 42R-15898, designated as Parcel 18795 P.S.N.S., in the geographic Township of Shawanaga,

as shown on Schedule 'A', and more particularly Schedule 'B-16' to this *By-law*.

6.2.34.1 **Permitted Uses, Buildings and Structures**

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.34.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-34 *Zone*, with the exception of the following site-specific regulation:

- i) one *single detached dwelling* up to a maximum of 9 metres in *height* may be *erected* and *used* on each *lot* in the CR/D-34 *Zone*, as shown on Schedule 'B-16' attached to this *By-law*.

6.2.35 **Coastal/Island Residential/Divided Exception 35 (CR/D-35)** **CR/D-35**

Part of Island B595, being Part 3 of Plan 42R-13318, remaining Parcel 12204 P.S.S.S., fronting the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.35.1 **Permitted Uses, Buildings and Structures**

Buildings and *structures* permitted for lands zoned CR/D-35 are limited to the following:

- i) one *single detached dwelling*;
- ii) two *sleeping cabins* with a *total floor area* greater than that permitted by this *By-law*;
- iii) one *marine storage facility*;
- iv) one *sauna*;
- v) further *accessory structures* as permitted by Section 6.1.3.

6.2.35.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-35 *Zone*, with the addition of the following site-specific regulation:

- i) the minimum *lot area* of each *lot* shall be 1 hectare.

6.2.36 **Coastal/Island Residential/Divided Exception 36 (CR/D-36)** **CR/D-36**

Part of Island B686, being Parcel 6339 P.S.S.S., fronting the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-17' to this *By-law*.

6.2.36.1 **Permitted Uses, Buildings and Structures**

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.36.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-36 *Zone*, with the addition of the following site-specific regulations:

- i) all *buildings* and *structures* shall be located within the areas identified as '*building envelope*', '*docking envelope (a)*' and '*docking envelope (b)*' on Schedule 'B-17' to this *By-law*.

- ii) a maximum of one *docking site* is permitted within '*docking envelope (b)*' and is permitted a maximum ~~non~~-shore extension (beyond original ~~high-water mark~~*shoreline*) of 3 metres.
- iii) the maximum *height* of a *single detached dwelling* shall be 7 metres.

6.2.37 Coastal/Island Residential/Holding Exception 37 (CR/H-37) CR/H-37

Island 238A, being Parcel 17390 P.S.S.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.37.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.37.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/H-37 *Zone*, with the addition of the following regulations:

- i) two *single detached dwellings* are permitted;
- ii) A third *single detached dwelling* is permitted, subject to the removal of the "Holding (H)" provision. *Council* shall not consider a *By-law* to remove the "Holding (H)" provision until such time as the *buildings* and *structures* on Island 235A have been removed, or, there is a mechanism in place to ensure their removal.

6.2.38 Coastal/Island Residential Exception 38 (CR-38) CR-38

Island B497, being Parcel 1537 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-18' to this *By-law*.

6.2.38.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.38.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-38 *Zone*, with the exception of the following site-specific regulation:

- i) one *single detached dwelling* up to a maximum of 9 metres in *height* may be *erected* and *used* in the CR-38 *Zone*, as shown on Schedule 'B-18' attached to this *By-law*.

6.2.39 Coastal/Island Residential/Divided Exception 39 (CR/D-39) CR/D-39

Part of Island A393 (Kish-ka-dena), being Part 1 of 42R-15480, designated as Parcel 6573 P.S.N.S., in the geographic Township of Shawanaga;

Part of Island A393 (Kish-ka-dena), being Part 2 of 42R-15480, designated as Parcel 12640 P.S.N.S., in the geographic Township of Shawanaga as shown on Schedule 'A', and more particularly Schedule 'B-19' to this *By-law*.

6.2.39.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.39.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-39 *Zone*, with the exception of the following site-specific regulation:

- i) one *single detached dwelling*, up to a maximum of 9 metres in *height*, may be *erected* and *used* on each *lot* in the CR/D-39 *Zone*, as shown on Schedule 'B-19' attached to this *By-law*.

6.2.40 Coastal/Island Residential Exception 40 (CR-40) CR-40

Part of Island B663 (Halcro Island), being Lots 1, 3, 4 and 5 and Block 6 of Plan 42M-522, in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-20' to this *By-law*.

6.2.40.1 Permitted Uses, Buildings and Structures

The uses permitted in Section 6 – Coastal Island Residential (CR) Zone.

6.2.40.2 Zone Standards

The regulations of Section 6.1.3, Zone Standards, shall apply to the uses permitted in the CR-40 Zone, with the exception of the following site-specific regulation:

- i) no buildings or structures, including wharves or piers, are permitted in the areas as shown on Schedule 'B-20' to this By-law.

6.2.41 Coastal/Island Residential Exception 41 (CR-41)

CR-41

Part of Sandy Island, being Lots 1 and 2 of Plan M-346;

Part of Sandy Island, being Lots 1 to 12 of Plan M-480;

Part of Sandy Island, being Part of Parcel 702 P.S.S.S.; and

Part of Ingersoll Island, being Parts 1 and 2 of Plan 42R-2594 and Parts 1 and 3 of Plan 42R-19228, in the geographic Township of Cowper, as shown on Schedule 'A' to this By-law.

6.2.41.1 Permitted Uses, Buildings and Structures

Those permitted in Section 6 – Coastal/Island Residential (CR) Zone.

6.2.41.2 Zone Standards

The regulations of Section 6.1.3, Zone Standards, shall apply to the uses permitted in the CR-41 Zone, with the addition of the following site-specific regulations:

- i) One docking area-site is permitted on each lot zoned CR-41, provided that the dock does not extend further than 30 metres into the water, regardless of its distance from the original high water mark shoreline.
- ii) The dock shall not be constructed as a fixed, crib structure, in order to allow for maintenance of the 30 metre length into the water as water levels fluctuate.
- iii) Non-permanent, connecting ramps are permitted between the dock and the original high water mark shoreline.
- iv) No single docking slip shall exceed 4 metres in width, or, if aligned parallel to the shore, exceed a length of 15 metres.

6.2.42 Coastal/Island Residential Exception 42 (CR-42)

CR-42

Part of Island B320, being Part 1 of Plan 42R-5981, Parcel 19990 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-24' to this By-law.

6.2.42.1 Permitted Uses, Buildings and Structures

The uses permitted in Section 6 – Coastal/Island Residential (CR) Zone.

6.2.42.2 Zone Standards

The regulations of Section 6.1.3, Zone Standards, shall apply to the uses permitted in the CR-42 Zone, with the exception of the following site-specific regulation:

- i) one single detached dwelling up to a maximum of 9 metres in height may be erected and used in the CR-42 Zone, as shown on Schedule 'B-24' attached to this By-law.

6.2.43 Coastal/Island Residential/Divided Exception 43 (CR/D-43)

CR/D-43

Part of Island 395A, being Part 2 of Plan 42R-12376, designated as Parcel 25177 P.S.N.S., in the geographic Township of Shawanaga, as shown on Schedule 'A', and more particularly on Schedule 'B- 26' to this By-law.

6.2.43.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR/D-43 are limited to the following:

- i) one *single detached main dwelling*;
- ii) one *sleeping cabin*;
- iii) *accessory structures*.

6.2.43.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-43 *Zone*, with the exception of the following site-specific regulation:

- i) one *main dwelling* with a *ground floor area* up to 204 m² and one *sleeping cabin* with a *ground floor area* up to 43 m² are permitted to be constructed below the Georgian Bay flood elevation of 178.3 metres, in the locations identified on Schedule 'B-26' to this *By-law*, provided that the floor elevation of the first floor is at, or above, such flood elevation.

6.2.44 Coastal/Island Residential Exception 44 (CR-44) **CR-44**

Part of Lot 29, Concession 6, designated as Parcel 4944 P.S.N.S., and part of the Crown lake bed in front thereof, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.44.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone* with the addition of the following:

- i) a maximum of 10 *boat docking slips*;
- ii) one *accessory boat docking ramp*;
- iii) one *accessory boat storage building* to accommodate a maximum of 11 *boats*;
- iv) 15 *accessory car parking spaces*;
- v) one *accessory washroom building*;

6.2.44.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-44 *Zone*.

6.2.45 Coastal/Island Residential Exception 45 (CR-45) **CR-45**

Island B821, being SR Loc. Pt. 40, Parcel 7330 P.S.N.S. and Part 1 of Plan 42R-17034, in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.45.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone* with the addition of the following:

- i) the construction of a second *main dwelling* is permitted on lands zoned CR-45 for a period of three years from the date that By-law A2000-07 comes into force and effect.

6.2.45.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-45 *Zone*.

6.2.46 Coastal/Island Residential Exception 46 (CR-46) **CR-46**

Island 385A, being Parcel 901 P.S.N.S. in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.46.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone* with the addition of the following:

- i) the construction of a second *main dwelling*, being a maximum of 305.5 m² in *Total Floor Area*, with a *height* of 6.85 metres, and being located a minimum of 28.5 ~~m~~ metres from the *existing main dwelling*.

6.2.46.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-46 *Zone*.

6.2.47 Coastal/Island Residential/Divided Exception 47 (CR/D-47) CR/D-47

Part of Island B415, being Parcel 4207 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.47.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR/D-47 are limited to the following:

- i) one *single detached dwelling*;
- ii) three *guest cabins*;
- iii) *accessory structures*;
- iv) one *boathouse*;
- vi) three *accessory docks*.

There shall be no *structures* or additions to *buildings* on the subject lands except as permitted by this *By-law*.

6.2.47.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-47 *Zone*.

6.2.48 Coastal/Island Residential Exception 48 (CR-48) CR-48

Part of Island B419, being Parcel 2446 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.48.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for lands zoned CR-48 are limited to the following:

- i) one *single detached dwelling*;
- ii) one *guest cabin*;
- iii) one *gazebo*;
- iv) one *workshop*;
- v) one *boathouse*;
- vi) one *accessory shed*.

There shall be no *structures* or additions to *buildings* on the subject lands except as permitted by this *By-law*.

6.2.48.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-48 *Zone*, with the exception of the following site-specific regulations:

- i) the maximum *main-ground floor area* of the main *dwelling* shall be 305 m² (3,283 ft²);
- ii) the maximum *total floor area* of the *guest cabin* shall be 60.2 m² (648 ft²);
- iii) the maximum *total floor area* of the *gazebo* shall be 0.5 m² (6 ft²);
- iv) the maximum *total floor area* of the *workshop* shall be 42.9 m² (462 ft²);
- v) the maximum *total floor area* of the *boathouse* shall be 40 m² (430 ft²);
- vi) the maximum *total floor area* of the *accessory shed* shall be 30.8 m² (331.5 ft²);
- vii) the minimum *lot area* permitted is 6,070 m² (1.5 acres);
- viii) the maximum *lot coverage* permitted is 482 m² (5,188 ft²);
- ix) No consents or division of land for the purpose of creating a new residential *lot* shall be permitted for the subject property.

6.2.49 Coastal/Island Residential/Divided Exception 49 (CR/D-49) CR/D-49

Part of Lot 39, Concession 2, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

6.2.49.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.49.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-49 *Zone*, with the addition of the following site-specific regulation:

- i) a *dock* may be located no closer than 1 metre to the *side lot line*, including the straight-line extension of the said *side lot line* into the water.

6.2.50 Coastal/Island Residential/Divided Exception 50 (CR/D-50) CR/D-50

Part of Sandy Island, being part of Parcel 25336 P.S.S.S., in the Georgian Bay, in the District of Parry Sound, now in The Township of The Archipelago, as shown on Schedule 'A' to this *By-law*.

6.2.50.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.50.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-50 *Zone*, with the addition of the following site-specific regulations:

- i) One *docking area-site* is permitted, provided that the *dock* does not extend further than 30 metres into the water, regardless of its distance from the original *high water mark shoreline*.
- ii) The *dock* shall not be constructed as a fixed, crib *structure*, in order to allow for maintenance of the 30 metre length into the water as water levels fluctuate.
- iii) Non-permanent, connecting ramps are permitted between the *dock* and the original *high water mark shoreline*.
- iv) No single *docking slip* shall exceed 4 metres in width, or, if aligned parallel to the shore, exceed a length of 15 metres.

6.2.51 Coastal/Island Residential Exception 51 (CR-51) CR-51

Part of Island B962, being Parcel 9792, in the former geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.51.1 Zone Standards

Regulations of Section 5 'General Provisions', Section 6.1.3 '*Zone Standards*', and Section 6.1.4, '*Provisions for Accessory Uses*' shall apply to the *uses* permitted in the CR-51 *Zone* with the exception of the following site-specific regulations:

- i) The maximum number of *sleeping cabins* permitted on one *lot* is four *sleeping cabins*;
- ii) one *detached deck* may have a maximum area of 40 m² and a minimum *front yard setback* of 2 *metres*;
- iii) one *dock* may have a maximum width of 18 *metres*;
- iv) the maximum cumulative width of all *docks* on lands zoned (CR-51) shall be 46 *metres*;
- v) one *dock* and *boathouse* is permitted in addition to a maximum of 3 *docking sites*;
- vi) the maximum *height* of a *boathouse* shall be one *storey* to a maximum of 6 *metres*;
- vii) one *dock* and *boathouse* may have a maximum width of 25 *metres*;
- viii) the maximum *height* of *accessory structures*, including *sleeping cabins*, shall be one *storey* to a maximum of 6 *metres*;
- ix) an *attached deck* for the *main dwelling* may project into the required *front yard*, provided that a minimum *yard* of 2 *metres* is maintained between such *deck* and the *front lot line* and provided that the floor of such *deck* is not more than 3 meters above the *final grade* of the land over which it is located;
- x) one *pump house* with a maximum *Total Floor Area* of 9 m² is permitted;
- xi) the Maximum *Lot Coverage* shall be 800 m².

6.2.51.2 Special Provision

If consent for division of Island B962 occurs, a Zoning By-law Amendment will be required for both the severed and the retained lands to reduce the number of allowable *sleeping cabins* to 3 (or maximum allowable number under the applicable Comprehensive Zoning By-law regulations of the day) for each parcel.

6.2.52 Coastal/Island Residential Exception 52 (CR-52) **CR-52**

Part of Island B816, being Parcel 11554 P.S.S.S. in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.52.1 Permitted Uses, Buildings and Structures

The regulations of Section 6.1.1, Permitted *Uses*, and Section 6.1.2, Permitted *Buildings and Structures*, shall apply to the permitted *uses, buildings and structures* permitted in the CR-52 *Zone*.

6.2.52.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-52 *Zone* with the exception of the following site-specific regulation:

- i) an *attached deck* for the *main dwelling* may project into the required *front yard*, provided that a minimum *yard* of 2m is maintained between such *deck* and the *front lot line* and provided that the floor of such *deck* is not more than 3 meters above the grade of the land over which it is located.

6.2.53 Coastal/Island Residential Exception 53 (CR-53) **CR-53**

127 Georgian Bay Water, Pina Blanco, also known as Part of Lot 9, Concession 7, being the remainder of Parcel 3732 P.S.S.S. in the former geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.53.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2 with the additional *use* of a *sleeping cabin* containing a *kitchen with cooking facilities*.

6.2.53.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, and Section 6.1.4, Provisions for *Accessory Uses*, and Section 5.36 General Provisions – *Sleeping Cabins*, shall apply to the *uses* permitted in the CR-53 *Zone* with the exception of the following site-specific regulation:

- i) one *sleeping cabin* may contain a *kitchen with cooking facilities*.

6.2.54 Coastal/Island Residential/Divided Exception 54/ Holding 1, 2 and 3 (CR/D-54/H-1, H-2 and H-3) **CR/D-54/H-1, H-2 and H-3**

Part of Island 79A (Rathlyn Island), being part of Lots 1, 2, 4, 6 and 7 on Plan 42M-658, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law* and more particularly shown on Schedule 'B-39' to this *By-law*.

Notwithstanding the permitted *uses* and *zone* regulations in the Coastal/Island Residential (CR) *Zone* to the contrary, *development* of the *main building, accessory buildings* including *sleeping cabins, docks* and sewage systems, shall only be permitted within the permitted areas identified in the "CR/D-54/H-1, 2 and 3" *Zone* on Schedule 'B-39' to this *By-law*. Where a secondary *docking envelope* is shown on Lot 2, the permitted *dock structure* shall be limited to a floating or pole-supported *dock* not exceeding 37 ~~square metres~~^{m²}. In all other respects, the provisions of the Coastal/Island Residential (CR) *Zone* shall apply.

6.2.54.1 Holding Provisions

Where the *zone* symbol on Schedule 'B-39' to this *By-law* is followed by an 'H-1', 'H-2' or 'H-3', the *uses* shall be limited to those *uses* that *existed* as of the date of the passing of this *By-law*, until such time as *Council* enacts a by-law pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, to lift the Holding Provision.

a) Holding One (H-1) Provision

The following conditions must be satisfied before the Holding Provision (H-1) is lifted:

- i) a Stage II Archaeological Study has been completed to the satisfaction of the Township and in consultation with the Ministry of Culture;
- ii) an Environmental Site Assessment to determine the location of potential significant habitat of threatened and endangered species and mitigation measures to prevent harmful disruption to that habitat has been completed to the satisfaction of the Township with technical guidance provided by the Ministry of Natural Resources;
- iii) a Subdivision Agreement has been completed between the Township and the property owner to implement the recommendations of the studies required in subsections i) and ii) above and the agreement has been registered on the title of the lands;
- iv) a Site Plan Agreement under Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, is completed individually for each parcel of land to reflect the measures required to implement the Site Assessment; and,
- v) The Holding Provision (H-1) may be lifted only within the *building envelopes* and only on the individual *lots* after the above conditions have been satisfied.

b) Holding Two (H-2) Provision

The following conditions must be satisfied before the Holding Provision (H-2) is lifted:

- i) for areas identified as potential habitat for reptiles, a qualified biologist with knowledge and experience in detailed site assessment for reptiles has conducted a study over two consecutive summers in accordance with recommendations from the appropriate recovery team experts and with the technical support of the Ministry of Natural Resources to the satisfaction of the Township. For areas with the potential of Atlantic Coastal Plain Flora, a qualified botanist has carried out the site assessment in the appropriate season to the satisfaction of the Township with technical guidance provided by the Ministry of Natural Resources;
- ii) a Site Plan Agreement under Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, is completed individually for each parcel of land to reflect the measures required to implement the Site Assessment;
- iii) the studies confirm that the areas identified as potential significance do not have any significance; and
- iv) the Holding Provision (H-2) may be lifted within the *building envelopes* and only on the individual *lots* after the above conditions have been satisfied;
- v) should any of the studies confirm natural features of 'actual significance', these features and their buffer areas will be zoned '~~Environmentally Sensitive (ES)~~ Environmental Protection (EP)'.

c) Holding Three (H-3) Provision

The following conditions must be satisfied before the Holding Provision (H-3) is lifted:

- i) a Stage II Archaeological Study has been completed to the satisfaction of the Township and in consultation with the Ministry of Culture;
- ii) an Environmental Site Assessment to determine the location of potential significant habitat of threatened and endangered species and mitigation measures to prevent harmful disruption to that habitat has been completed to the satisfaction of the Township with technical guidance provided by the Ministry of Natural Resources;
- iii) an amended Subdivision Agreement has been completed between the Township and the property owner to implement the recommendations of the studies required in subsections i) and ii) above and the agreement has been registered on the title of the lands;
- iv) a Site Plan Agreement under Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, is completed individually for each parcel of land to reflect the measures required to implement the Site Assessment; and,
- v) The Holding Provision (H-3) may be lifted outside the *building envelopes* on the individual *lots* only when the above conditions have been satisfied and *Council* passes an amendment to this zoning by-law."

6.2.55 Coastal/Island Residential/Divided Exception 55/Holding 1 (CR/D-55/H-1) CR/D-55/H-1

Part of Island 79A (Rathlyn Island), being part of Lot 6 on Plan 42M-658, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law* and more particularly shown on Schedule 'B-39' to this *By-law*.

Notwithstanding the permitted *uses* and *zone* regulations in the Coastal/Island Residential (CR) *Zone* to the contrary, the only *buildings* and *structures* permitted within the *building* and *docking envelopes* identified in the CR/D-55 *Zone* on Schedule 'B-39' to this *By-law* shall be *accessory buildings*, including a maximum of two *sleeping cabins*, *docks* and sewage systems within the *building* and *docking envelopes* identified in the CR/D-55 *Zone*, provided that the number of *buildings* on the *lot* do not exceed the number of *buildings* otherwise permitted by this *By-law*. In all other respects the provisions of the Coastal/Island Residential (CR) *Zone* shall apply.

6.2.55.1 Holding Provision

Where the *zone* symbol on Schedule 'B-39' to this *By-law* is followed by an 'H-1', the *uses* shall be limited to those *uses* that *existed* as of the date of the passing of this *By-law*, until such time as *Council* enacts a by-law pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, to lift the Holding Provision.

a) Holding One (H-1) Provision

The following conditions must be satisfied before the Holding Provision (H-1) is lifted:

- i) a Stage II Archaeological Study has been completed to the satisfaction of the Township and in consultation with the Ministry of Culture;
- ii) an Environmental Site Assessment to determine the location of potential significant habitat of threatened and endangered species and mitigation measures to prevent harmful disruption to that habitat has been completed to the satisfaction of the Township with technical guidance provided by the Ministry of Natural Resources;
- iii) a Subdivision Agreement has been completed between the Township and the property owner to implement the recommendations of the studies required in subsections i) and ii) above and the agreement has been registered on the title of the lands;
- iv) a Site Plan Agreement under Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, is completed individually for each parcel of land to reflect the measures required to implement the Site Assessment; and,
- v) The Holding Provision (H-1) may be lifted only within the *building envelopes* and only on the individual *lots* after the above conditions have been satisfied."

6.2.56 Coastal/Island Residential/Divided Exception 56/Holding 1 (CR/D-56/H-1) **CR/D-56/H-1**

Part of Island 79A (Rathlyn Island), being part of Lot 1 on Plan 42R-658, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law* and more particularly shown on Schedule 'B-39' to this *By-law*.

Notwithstanding the permitted *uses* and *zone* regulations in the Coastal/Island Residential (CR) *Zone* to the contrary, *development* of the *main building*, *accessory buildings* including *sleeping cabins*, *docks* and sewage systems, shall only be permitted within the development envelopes identified in the CR/D-56 *Zone* on Schedule 'B-39' to this *By-law*. In addition, the *existing* cottage on the *lot* may be converted to a *sleeping cabin* provided that the *building* is not expanded, the *total gross-floor area* of all 3 *sleeping cabins* permitted on the *lot* does not exceed 150 ~~square metres~~^{m²} and all other requirements of this *By-law* with respect to *sleeping cabins* are met. In all other respects, the provisions of the Coastal/Island Residential (CR) *Zone* shall apply.

6.2.56.1 Holding Provision

Where the *zone* symbol on Schedule 'B-39' to this *By-law* is followed by an 'H-1', the *uses* shall be limited to those *uses* that *existed* as of the date of the passing of this *By-law*, until such time as *Council* enacts a by-law pursuant to Section 36 of the *Planning Act*, R.S.O. 1990, c.P. 13, to lift the Holding Provision.

a) Holding One (H-1) Provision

The following conditions must be satisfied before the Holding Provision (H-1) is lifted:

- i) a Stage II Archaeological Study has been completed to the satisfaction of the Township and in consultation with the Ministry of Culture;
- ii) an Environmental Site Assessment to determine the location of potential significant habitat of threatened and endangered species and mitigation measures to prevent harmful disruption to that habitat has been completed to the satisfaction of the Township with technical guidance provided by the Ministry of Natural Resources;
- iii) a Subdivision Agreement has been completed between the Township and the property owner to implement the recommendations of the studies required in subsections i) and ii) above and the agreement has been registered on the title of the lands;
- iv) a Site Plan Agreement under Section 41 of the *Planning Act*, R.S.O. 1990, c. P. 13, is completed individually for each parcel of land to reflect the measures required to implement the Site Assessment; and,
- v) The Holding Provision (H-1) may be lifted only within the *building envelopes* and only on the individual *lots* after the above conditions have been satisfied."

6.2.57 Coastal/Island Residential/Divided/Holding-1 Exception 57 (CR/D-57/H-1) CR/D-57/H-1

Part of Lot 39, Concession 2, and also known as Parts 6, 7, 8, 9, 10 and 11 on Plan 42R-18002, in the geographic Township of Conger. The following regulations apply to all lands zoned Coastal/Island Residential/Divided Exception 57 Holding -1 (CR/D-57/H-1) as shown on Schedule 'A', and more particularly Schedule 'B-30' to this *By-law*.

6.2.57.1 Permitted Uses, Buildings and Structures

In addition to the *buildings* and *structures* permitted in the Coastal/Island Residential (CR) *Zone*, the following shall also apply:

- i) The provisions of the Coastal/Island Residential (CR) *Zone* and other applicable provisions of Comprehensive Zoning By-law No. A2000-07 shall apply to all *structures* located on this property, except that nothing herein shall be read so as to affect the legal non-conforming status of the *existing accessory building* having a *total floor area* of 297 m² (3,200 ft²), as shown on Schedule '1' to this *By-law*.
- ii) So long as the said *accessory building*, or any part of it, continues to *exist*, no other *accessory buildings* shall be permitted on the subject property.

6.2.57.2 Zone Standards

- i) All other provisions of the Coastal/Island Residential (CR) *Zone* and other applicable provisions of this *By-law* shall apply to all *structures* located on this property.

6.2.58 Coastal/Island Residential/Divided Exception 58 (CR/D-58) CR/D-58

Island B592 (St. Waleran Island), being Parcel 26595 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-31' to this *By-law*.

6.2.58.1 Permitted Uses, Buildings and Structures

Those *uses, buildings* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.58.2 Zone Standards

The regulations of Section 6.1.3 – *Zone Standards*, shall apply to the *uses* permitted in the CR/D-58 *Zone*, with the exception of the following site-specific regulations:

- i) No *docks* are permitted within the 'Restricted Docking' area located on Schedule 'B-31'. The restricted docking area extends approximately 60 metres south from the *rear lot line* on the western *shoreline* of the southern *lot*.
- ii) All other docking provisions of the Comprehensive Zoning By-law shall apply to lands zoned CR/D-58.

6.2.59 Coastal/Island Residential Exception 59 (CR-59) CR-59

Island A509, being Parcel 10254 P.S.S.S., in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.59.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.59.2 Zone Standards

The regulations of Section 6.1.3 – *Zone Standards*, shall apply to the *uses* permitted in the CR/H-59 *Zone*, with the exception of the following site-specific regulations:

- i) one *sleeping cabin* is permitted to be constructed, subject to the removal of the "Holding (H)" provision, below the Georgian Bay flood elevation of 178.3 metres, provided that the floor elevation of the first floor is at, or above, such flood elevation;
- ii) *Council* shall not consider a *By-law* to remove the "Holding (H)" provision until such time as the owner of the subject property has entered into a site plan development agreement.

Note: The Holding Provision was removed by the enactment of By-law A2019-09 on March 20, 2009.

6.2.60 Coastal/Island Residential/Divided Exception 60 (CR/D-60) CR/D-60

Part of Island A468 (Carolyn Island), being Part 2 of Plan 42R-15898, Parcel 19566 P.S.N.S., in the geographic Township of Shawanaga

6.2.60.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) Zone.

6.2.60.2 Zone Standards

The regulations of Section 6.1.3, Zone Standards shall apply to the *uses* permitted in the CR/D-60 Zone, with the addition of the following site-specific regulations:

- i) one *single detached dwelling* up to a maximum of 9 metres in *height* may be *erected* and *used* in the CR/D-60 Zone, as shown on Schedule 'B-16' attached to this *By-law*;
- ii) a *kitchen* is allowed in one of the permitted *accessory buildings*, provided that the *total floor area* of the said *accessory building* does not exceed 80 *m²square metres* and that the *building* is not *used* for *human habitation*.

6.2.62 Coastal/Island Residential/Divided Exception 62 (CR/D-62) CR/D-62

Island C119 (Bide A Wee Island), being Parcel 24495 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-29' to this *By-law*.

6.2.62.1 Permitted Uses, Buildings and Structures

Those *uses, buildings* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.62.2 Zone Standards

The regulations of Section 6.1.3 – Zone Standards, shall apply to the *uses* permitted in the CR/D-62 Zone, with the exception of the following site-specific regulations:

- i) *Docks* are only permitted to be located on the eastern *shoreline* within the '*Docking Envelope*'. The eastern *shoreline* '*Docking Envelope*' extends 90 metres south from the *rear lot line*, as depicted on Schedule 'B-29'.
- ii) All other docking provisions of the Comprehensive Zoning By-law shall apply to lands zoned CR/D-62.
- iii) A minimum *front yard setback* of 15 metres shall be required for all ground mounted transformers (hydro box).

6.2.63 Coastal/Island Residential Exception 63 (CR-63) CR-63

Part of Lot 41, Concession 4, being Part 2 of Plan 42R-5851 and Part 13 of Plan 42R-9062, being Parcel 20998 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

6.2.63.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 6 – Coastal/Island Residential (CR) Zone, with the following additional permitted *use*:

- i) water access facility ancillary and *accessory* to the permitted *uses* on a single property on Island B56.

6.2.63.2 Zone Standards

The regulations of Section 6.1.3 – Zone Standards, shall apply to the *uses* permitted in the CR-63 Zone, with the exception of the following site-specific regulations applicable to the water access facility:

- i) one *dock structure* limited to a maximum area of 60 *m²square metres*;
- ii) 10 *parking spaces*.

6.2.64 Coastal/Island Residential/Divided Exception 64 (CR/D-64) CR/D-64

Part of Lot 40, Concession 4, being Parcel 5092 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.64.1 Permitted Uses, Buildings and Structures

Those *uses, building* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.64.2 Zone Standards

The regulations of Section 6.1.3 – *Zone Standards*, shall apply to the *uses* permitted in the CR/D-64 *Zone*, with the exception of the following site-specific regulation:

- i) a minimum *setback* of 7.5 metres from the boundary of any ~~Environmentally Sensitive~~ *Environmental Protection (ES, ES1, ES2EP or EP1) Zone*.

6.2.65 Coastal/Island Residential/Divided Exception 65 (CR/D-65) CR/D-65

Part of Island No. 100A, being Part 1 on Plan 42R-10465, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.65.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone* with the addition of the following:

- i) two *single detached dwellings* are permitted.

6.2.65.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-65 *Zone*, with the exception of the following site-specific regulations:

- i) a minimum separation of 75 metres must be maintained between the two *single detached main dwellings*;
- ii) the maximum *total floor area* of all *accessory buildings*, excluding *sleeping cabins*, shall not collectively exceed 100 m².

6.2.66 Coastal/Island Residential/Holding Exception 66 (CR/H-66) CR/H-66

Part of Island No. 30A, being Parcel 1753 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.66.1 Permitted Uses, Buildings and Structures

The *uses, buildings and structures* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the exception of the following:

- i) one *single detached main dwelling*;
- ii) one *sleeping cabin*;
- iii) one *accessory building*.

6.2.66.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/H-66 *Zone*, with the exception of the following site-specific regulations:

- i) no consents or division of land for the purpose of creating a new residential *lot* shall be permitted for the subject property;
- ii) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the owner of the subject property has entered into a site plan development agreement.

6.2.67 Coastal/Island Residential Exception 67 (CR-67) CR-67

Part of Lots 24 and 25, Concession 2, being Parcel 6195 P.S.S.S., in the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-34' to this *By-law*.

6.2.67.1 Permitted Uses, Buildings and Structures

Building and structures permitted for lands zoned CR-67 are limited to the following:

- i) one *single detached dwelling*;
- ii) two *sleeping cabins*;
- iii) one *accessory building*;
- iv) one tennis court;

- v) three *accessory structures* (two generator sheds and one *pumphouse*);
- vi) two *docks*.

6.2.67.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-67 *Zone*, with the exception of the following site-specific regulations:

- i) the maximum *lot coverage* permitted is 579 m²;
- ii) the maximum *total floor area* of one *sleeping cabin* is 23 m²;
- iii) the maximum *total floor area* of one *sleeping cabin* is 72 m² in the location as identified on Schedule 'B-34' attached to this *By-law*;
- iv) the maximum *total floor area* of the *main dwelling* is 390 m² in the location as identified on Schedule 'B-34' attached to this *By-law*;
- v) the maximum *total floor area* of the *accessory building* is 95 m².

6.2.68 **Coastal/Island Residential/Divided Exception 68 (CR/D-68) CR/D-68**

Part of Lot 37, Concession 7, being Parcel 2098 P.S.S.S., in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.68.1 **Permitted Uses, Buildings and Structures**

Those *uses*, *buildings* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.68.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-68 *Zone*, with the exception of the following site-specific regulations:

- i) *buildings* and *structures* may be *erected* without a *setback* from the ~~Environmentally Sensitive One (ES1) Environmental Protection (EP) Zone~~, provided the *buildings* or *structures* or any part thereof does not encroach into the ~~Environmentally Sensitive One (ES1) Environmental Protection (EP) Zone~~.

6.2.69 **Coastal/Island Residential Exception 69 (CR-69) CR-69**

Part of Island 681A, being Location JG11, designated as Parcel 9747 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.69.1 **Permitted Uses, Buildings and Structures**

Those *uses*, *buildings* and *structures* permitted under Section 6 – Coastal Island Residential (CR) *Zone*, with the exception of the following:

- i) two *single detached main dwellings*;
- ii) two *sleeping cabins*.

6.2.69.2 **Zone Standards**

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-69 *Zone*, with the exception of the following site-specific regulations:

- i) the maximum *total floor area* for the second *single detached main dwelling* is 89 m².

6.2.70 **Coastal/Island Residential/Divided Exception 70 (CR/D-70) CR/D-70**

Part of Island 96A, being Parts 8 and 14, designated as Parcels 2153 and 6934 P.S.N.S., located in front of the geographic Township of Harrison, as shown on Schedule 'A', and more particularly on Schedule 'B-35' to this *By-law*.

6.2.70.1 **Permitted Uses, Buildings and Structures**

Those *uses*, *buildings* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.70.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-70 *Zone*, with the exception of the following site-specific regulations:

- i) *docks* shall be located within the area identified as “*docking envelope*” on Schedule ‘B-35’ attached to this *By-law*.
- ii) the *main dwelling* and septic shall be located within the area identified as ‘*building envelope*’ on Schedule ‘B-35’ attached to this *By-law*.

6.2.71 Coastal/Island Residential Exception 71 (CR-71)

CR-71

Part of Lot 27, Concession 5, designated as Parcel Number Pt. PCL 8755 PSNS, geographic Township of Harrison, as shown on Schedule ‘A’ to this *By-law*. (SEE SECTION 10.2.4 – RESORT COMMERCIAL EXCEPTION 5 (RC-5))

6.2.71.1 Permitted *Uses, Buildings and Structures*

Upon removal of the Holding “H” symbol, the following *uses, buildings* and *structures* shall be permitted:

- 16 *dwelling units* within 13 *buildings* for residential use;
- *Accessory uses, structures and buildings* limited to:
 - Boat Launch,
 - *Decks*,
 - *Docks*,
 - *Fitness Building*,
 - *Garages*,
 - *Gazebo*;
 - *Laundry Building*,
 - *Office*,
 - *Parking Areas*,
 - *Sauna*,
 - *Sheds*,
 - *Swimming pool* and
 - *Tennis court*,
 - *Existing fuel pump*.

6.2.71.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-71-H *Zone*, with the exception of the following site-specific regulations:

- i) The 16 *Dwelling units* shall be located within the areas shown on Schedule ‘B-37’ and restricted to the *total floor area* as identified on Schedule ‘B-37’ attached to this *By-law*;
- ii) Maximum *Lot Coverage* shall be 1,500 *m²square metres*;
- iii) Notwithstanding Subsection 5.1.1 b) and 5.1.2 ii) c), *existing accessory buildings and structures* are permitted within their *existing* locations as identified on Schedule “B-37” attached to this *By-law*;
- iv) Notwithstanding Subsection 5.1.2 ii) b) there shall be no restrictions on the number of *accessory buildings and structures*, provided the total *lot coverage* of all *accessory buildings and structures* does not exceed 400 *m²square metres*;
- v) Notwithstanding Subsection 5.8, *docks* shall be limited to the *existing docking sites* and sizes as identified on Schedule “B-37” attached to this *By-law*;
- vi) Subsection 5.24 shall not apply.

6.2.71.3 Temporary Use

Notwithstanding the provisions of this by-law, the following *uses* are permitted for a temporary period of time not to exceed three (3) years from September 22, 2017, being the date of the passage of the by-law removing the Holding “H” provision from the property:

- i) The 16 *Dwelling units* permitted under Section 6.2.71.2 may be *used* for commercial purposes as housekeeping cabins or rental cottages.
- ii) *Boat* and watercraft service and rentals ancillary to the *uses* permitted under Section 6.2.71.4 i).

6.2.72 Coastal/Island Residential/Divided Exception 72 (CR/D-72) CR/D-72

Part of Island B-677, located in front of the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-36' to this *By-law*.

6.2.72.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.72.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-72 *Zone*, with the exception of the following site-specific regulations:

- i) No *docks* or *boathouses* shall be permitted within the 'No Docking Area' as shown on Schedule 'B-37' attached to this *By-law*.
- ii) All *buildings*, excluding permitted *docks* or *boathouse*, shall be located within the identified '*Building Envelope*' on Schedule 'B-37' attached to this *By-law*.

6.2.73 Coastal/Island Residential/Divided Exception 73 (CR/D-73) CR/D-73

Part of Island B-677, located in front of the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-36' to this *By-law*.

6.2.73.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.73.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-73 *Zone*, with the exception of the following site-specific regulation:

- i) No *docks* or *boathouse* shall be permitted within the 'No Docking Area' as shown on Schedule 'B-36' attached to this *By-law*.

6.2.74 Coastal/Island Residential Exception 74 (CR-74) CR-74

Island B-445, in front of the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-38' to this *By-law*.

6.2.74.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the exception of the following:

- i) A maximum of one *docking site*.
- ii) The single *docking site* is to be restricted to a maximum width along the shore of 17.98 metres, a maximum length into the water of 21.98 metres, and a maximum area of 234.2 ~~m²square metres~~, as depicted on Schedule 'B-38'.
- iii) A single 49 square metre *building*, to be *used* as a *boathouse* and *sauna*, is permitted to be situated on the *dock*, as depicted on Schedule 'B-38'.

6.2.75 Coastal/Island Residential/Divided Exception 75 (CR/D-75) CR/D-75

Part of Island B-677, located in front of the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-36' to this *By-law*.

6.2.75.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.75.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-75 *Zone*, with the exception of the following site-specific regulations:

- i) All *buildings*, excluding permitted *docks* or *boathouses*, shall be located within the identified '*Building Envelope*' on Schedule 'B-36' attached to this *By-law*.

6.2.76 Coastal/Island Residential/Divided Exception 76 (CR/D-76) **CR/D-76**

Island 211A (Kyle Island), being Parcel 158 PSNS, located in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.76.1 Permitted Uses, Buildings and Structures

Those *uses, buildings* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.76.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-76 *Zone*, with the exception of the following site-specific regulation:

- i) A minimum *front yard setback* of 20 metres for any septic system.

6.2.78 Coastal/Island Residential Exception 78 (CR-78) **CR-78**

Part of Lot 27, Concession 5, being part of Part 1 and Part 2 on Plan 42R-3117, including part of Part 1 and Part 2 on Plan 42R-18068, located in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.78.1 Permitted Uses, Buildings and Structures

Those *uses, buildings* and *structures* permitted under Section 6.1.1 and 6.1.2.

6.2.78.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-78 *Zone*, with the exception of the following site-specific regulations:

- i) *Docks* shall be located within the area identified as '*docking envelope*' on Schedule 'B-40' attached to this *By-law*.
- ii) A minimum *front yard setback* of 30 metres.

6.2.79 Coastal/Island Residential/Divided Exception 79 (CR/D-79) **CR/D-79**

Part of Island B-392, located in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.79.1 Permitted Uses, Buildings and Structures

Those *uses, buildings* and *structures* permitted under Section 6 – Coastal/Island Residential (CR) *Zone*, with the exception of the following:

- i) Two *sleeping cabins*

6.2.79.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-79 *Zone*, with the exception of the following site-specific regulations:

- i) The maximum *lot coverage* permitted is 690 m².
- ii) The maximum *total floor area* of one *sleeping cabin* is 170 m².
- iii) The maximum *total floor area* of one *sleeping cabin* is 145 m², with 52 m² of the floor area required to be allocated as an *attached garage*.

6.2.80 Coastal/Island Residential/Divided Exception 80 (CR/D-80) **CR/D-80**

Part of Island B-392, located in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*, and more particularly on Schedule 'B-41' to this *By-law*.

6.2.80.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.80.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-80 *Zone*, with the exception of the following site-specific regulations:

- i) All *buildings*, excluding permitted *docks* or *boathouses*, shall be located within the identified '*Building Envelope*' on Schedule 'B-41' attached to this *By-law*.

6.2.81 Coastal/Island Residential Exception 81 (CR-81) **CR-81**

Part of Francis Island No. B-273, being Block B on Plan M-440, in front of the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-42' to this *By-law*.

6.2.81.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.81.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-81 *Zone*, with the exception of the following site-specific regulation:

- i) *Docks* are only permitted to be located within the '*Docking Envelope*', as depicted on Schedule 'B-42' attached to this *By-law*.

6.2.82 Coastal/Island Residential/Divided Exception 82 - Holding (CR/D-82-H) **CR/D-82-H**

Part of Island B-469, designated as Parcel No. 615 PSSS, in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.82.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.82.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-82-H *Zone*, with the exception of the following site-specific regulation:

- i) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the owner of the subject property has completed an Ecological Site and Impact Assessment in accordance with applicable Municipal and Provincial policies, and has entered into a site plan development agreement.

6.2.83 Coastal/Island Residential/Divided Exception 83 - Holding (CR/D-83-H) **CR/D-83-H**

Part of Island B-433, designated as part of Parcel No. 1096 PSSS, in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.83.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.83.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-83-H *Zone*, with the exception of the following site-specific regulation:

- i) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the owner of the subject property has completed an Ecological Site and Impact Assessment in accordance with applicable Municipal and Provincial policies, and has entered into a site plan development agreement.

6.2.84 Coastal/Island Residential/Divided Exception 84 - Holding (CR/D-84-H) CR/D-84-H

Part of Island B-433, designated as part of Parcel No. 1096 PSSS, in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.84.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.84.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-84-H *Zone*, with the exception of the following site-specific regulations:

- i) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the owner of the subject property has completed an Ecological Site and Impact Assessment in accordance with applicable Municipal and Provincial policies, and has entered into a site plan development agreement.
- ii) One *dock* is permitted prior to the construction of a *main dwelling*.

6.2.85 Coastal/Island Residential Exception 85 (CR-85) CR-85

Island No. B-441 (Edward Island), designated as Parcel 11589 PSSS, in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.85.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*, with the exception of the following:

- i) Three *single detached main dwellings*;
- ii) Three *accessory buildings*.

6.2.85.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-85 *Zone*, with the exception of the following site-specific regulations:

- i) The maximum *total floor area* permitted for each *dwelling* is 150 ~~m²square metres~~, in the *existing* locations and maintaining the *existing front yard setbacks*.
- ii) The maximum *total floor area* permitted for each permitted *accessory buildings* is 20 ~~m²square metres~~.
- iii) No *boathouse* or *boatport* shall be permitted on the subject lands;
- iv) No *sleeping cabins* shall be permitted on the subject lands.

6.2.86 Coastal/Island Residential/Divided Exception 86 – Holding (CR/D-86-H) CR/D-86-H

Part of Island 417A, being Parts 1, 2 and 3 on Plan PSR-785, in front of the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.86.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.86.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-86-H *Zone*, with the exception of the following site-specific regulations:

- i) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the owner of the subject property has completed an Ecological Site and Impact Assessment in accordance with applicable Municipal and Provincial policies, and has entered into a site plan development agreement.

6.2.87 Coastal/Island Residential Exception 87 (CR-87) CR-87

Island No. B-569 (Revilo Island), designated as Parcel 24952 PSSS, located in front of the geographic Township of Cowper, as shown on Schedule 'A'.

6.2.87.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR-87 are limited to the following:

- i) One *existing main dwelling* containing *kitchen* facilities, but not sleeping accommodations;
- ii) Four *sleeping cabins*;
- iii) An *existing Storage/Sauna building* plus one additional *accessory building*.
- iv) *Accessory structures*.

6.2.87.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-87 *Zone*, with the exception of the following site-specific regulations:

- i) The *main dwelling* shall have a *total floor area* of 186 ~~square metres~~^{m²};
- ii) One *existing sleeping cabin* shall have a maximum *ground floor area* of 84.5 ~~square metres~~^{m²};
- iii) Three *sleeping cabins* shall each have a maximum *ground floor area* of 50 ~~square metres~~^{m²};
- iv) The maximum *lot coverage* permitted is 484 ~~square metres~~^{m²}.
- v) The minimum *front yard setback* is 15 metres, save the fourth *sleeping cabin* that is allowed a 12 metre *setback*.
- vi) *Storage/Sauna building* to remain at its *existing* size.

6.2.88 Coastal/Island Residential/Divided Exception 88 (CR/D-88) CR/D-88

Part of Island No. B717 (Isabella Island), being Lot 36 on Plan 197, located in front of the geographic Township of Cowper, as shown on Schedule 'A' to this *By-law*.

6.2.88.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR/D-88 are limited to the following:

- i) One *main dwelling*;
- ii) One *sleeping cabin*;
- iii) One *accessory building*.

6.2.88.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-88 *Zone*, with the exception of the following site-specific regulations:

- i) The maximum *total floor area* of the *main dwelling* shall be 140 ~~square metres~~^{m²};
- ii) The maximum *total floor area* of the *accessory building* shall be 15 ~~square metres~~^{m²};
- iii) The maximum *lot coverage* permitted is 205 ~~square metres~~^{m²}.

6.2.89 Coastal/Island Residential/Divided Exception 89 (CR/D-89) CR/D-89

Part of Lot 34, Concession 9, being Part 3 on Plan 42R-13310, designated as Parcel 26041 PSSS, in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

6.2.89.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned CR/D-89 are limited to the following:

- i) One *main dwelling*;
- ii) One *existing sleeping cabin*;
- iii) *Accessory buildings*.

6.2.89.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-89 *Zone*, with the exception of the following site-specific regulations:

- i) The maximum *total floor area* of the *sleeping cabin* shall be 111.3 ~~m²square metres~~;
- ii) The maximum *total floor area* of the *main dwelling* shall be 181 ~~m²square metres~~.

6.2.89.3 Additional Provision

Once the *existing sleeping cabin* is removed or demolished, the *Permitted Uses, Buildings and Structures* per Section 6.1.1 and 6.1.2 and the *Zone Standards* 6.1.3 shall apply.

6.2.90 Coastal/Island Residential/Divided Exception 90 (CR/D-90) **CR/D-90**

Part of Island 231A, designated as Parcel 17246 PSNS, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.90.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.90.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR/D-90 *Zone*, with the exception of the following site-specific regulation:

- i) No *development* shall occur in the delineated 'restricted no development are' located on the severed lands, as depicted on Schedule 'B-45'.
- ii) The owners enter into a site plan development agreement.

6.2.91 Coastal/Island Residential Exception 91 (CR-91) **CR-91**

Island 357A, being Parcel 9114 PSNS, in front of the geographic Township of Shawanaga, shown on Schedule 'A' attached to this *By-law*.

6.2.91.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.91.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-91 *Zone*, with the exception of the following site-specific regulations:

- i) One *main dwelling* is permitted to be reconstructed, being 136.7 ~~m² square metres~~ (1471 square feet) in size, below the Georgian Bay flood elevation of 178.3 metres, provided that the floor elevation of the first floor is at, or above, the required flood elevation;
- ii) The owner of the subject property shall enter into a site plan development agreement to be registered on title.

6.2.92 Coastal/Island Residential Exception 92 (CR-92) **CR-92**

Part Lot 1, Concession 9, being parts of Parts 1 & 2 on Plan 42R-6644 in the geographic Township of Cowper, shown on Schedule 'A' attached to this *By-law*.

6.2.92.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) *Zone*.

6.2.92.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-92 *Zone*, with the exception of the following site-specific regulation:

- i) The *existing main dwelling*, being 165 ~~m² square metres~~ (1776 square feet) in size, is permitted a 3.7 metre *side yard setback*.

6.2.93 Coastal/Island Residential/Divided-Exception 93 (CR/D-93) CR/D-93

Part of Island 97A (MacKenzie Island), being Parcel 6685 PSNS, Being Parts 1, 2, & 3 on Plan 42R-21744 in front of the Geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

6.2.93.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 6 – Coastal/Island Residential (CR) Zone.

6.2.93.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-92 Zone, with the exception of the following site-specific regulation:

- i) A minimum *front yard setback* of 15 metres.

6.2.94 Coastal/Island Residential/Divided- Exception 94 (CR/D-94) CR/D-94

Island B494 (The Pines), designated as Parcel 1519 PSSS, in front of the geographic Township of Cowper, as shown on Schedule 'A', and more particularly on Schedule 'B-48' to this *By-law*.

6.2.94.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.94.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-D-94 Zone, with the exception of the following site-specific regulations:

- i) A minimum *front yard setback* of 15 metres.
- ii) A minimum *front yard setback* of 30 metres for septic systems.
- iii) *Docks* shall not be located within the Docking Restriction Areas identified on Schedule 'B-48' and shall not be located within the ~~Environmentally Sensitive 1 (ES-1)~~ Environmental Protection (EP) Zones and ~~Environmentally Sensitive 2 (ES-2)~~ Environmental Protection One (EP1) Zones.
- iv) A minimum 30 metre *setback* from the Environmental Protection One (EP1) ~~Environmentally Sensitive 2 (ES-2)~~ Zones identified on Schedule 'B-48'.
- v) No *buildings or structures* shall be located within the tree preservation no build envelope identified on Schedule 'B-48'.

6.2.95 Coastal/Island Residential Exception 95 (CR-95) CR-95

Island 3 A481, being Part 1, Registered Plan 42R-3455, being Parcel 12136 SEC NS, in front of the geographic Township of Harrison as shown on Schedule 'A' to this *By-law*.

6.2.95.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.95.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-95 Zone, with the exception of the following site-specific regulations:

- i) one *main dwelling* having a *Total Floor Area* of 260 m², and one *sleeping cabin* having a *Total Floor Area* of 50.16 m² is permitted to be constructed below the Georgian Bay flood elevation of 178.3 metres, provided that the floor elevation of the first floor is at, or above the required flood elevation;
- ii) the owner of the subject property shall enter into a site plan development agreement to be registered on title.

6.2.96 Coastal/Island Residential/Divided Exception 96 (CR/D-96)

CR/D-96

A portion of Island 258A (Richards Island), being Parcel 17824 SEC NS; in front of the geographic Township of Harrison in the Georgian Bay, as shown on Schedule 'A', and more particularly Schedule 'B-49' to this *By-law*.

6.2.96.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 6.1.1 and 6.1.2.

6.2.96.2 Zone Standards

The regulations of Section 6.1.3, *Zone Standards*, shall apply to the *uses* permitted in the CR-95 *Zone*, with the exception of the following site-specific regulations:

- i) A minimum ~~10-m~~ metres ~~setback~~ from the Environmental Protection (EP) Environmentally Sensitive 1 (ES-1) Zones identified on Schedule 'B-49

Section 7 - Inland Lakes Residential (IR) Zone

Within an Inland Lakes Residential (IR) Zone, no *person* shall *use* any land, or *erect, alter* or *use* any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

7.1 General Use Provisions:

7.1.1 Permitted Uses

Main Use:

- Residential use.

Accessory Uses:

- Accessory Residential uses;
- Bed and Breakfast establishment;
- Home occupation;

7.1.2 Permitted Buildings and Structures

- A single, detached dwelling
- Accessory structures and buildings

7.1.3 Zone Standards

Any *building* or *structure* permitted under Section 7.1.2 shall comply with the following provisions except as otherwise provided for in Section 5, General Provisions:

a)	Minimum Lot Frontage	As <i>existing</i> at the date of passing of this <i>By-law</i> or adjusted through a <i>lot line</i> adjustment as approved through the <i>Planning Act</i>
b)	Minimum Lot Area	As <i>existing</i> at the date of passing of this <i>By-law</i> or adjusted through a <i>lot line</i> adjustment as approved through the <i>Planning Act</i> .
c)	Maximum Lot Coverage	<p>i) Lots with an area of 1,800 m² or less: - maximum <i>total floor area</i> is 7.5% of <i>lot area</i>;</p> <p>ii) Lots with an area greater than 1,801 m² up to 16,187 m²: - 140 m² + 3% of <i>lot area</i>;</p> <p>iii) Lots with an area greater than 16,188 m² up to 32,374 m²: - 625 m² + 1% of <i>lot area</i> that is over 16,187 m²;</p> <p>iv) Lots with an area of greater than 32,375 m² up to 34,400 m²: - 787 m² + ½% of the <i>lot area</i> over 32,374 m²</p> <p>v) Lots with an area greater than 34,401 m² - 800 m².</p>
d)	Main dwelling	<p>i) maximum ground floor area - 80% of the total <i>lot coverage</i> (for properties greater than 1800 m²;</p> <p>ii) maximum total floor area - 300 m²;</p> <p>iii) minimum ground floor area - Wards 5 and 6: 1740 m² Wards 1,2,3 and 4: 1750 m²</p>
e)	Minimum Front Yard Setback	7.5 metres
f)	Minimum Side Yard Setback	6 metres
g)	Minimum Rear Yard Setback	6 metres
h)	Maximum Height	9 metres

(1) Notwithstanding 8.1.3(f), within Ward 5, where the *front lot line* abuts a *waterway*, the minimum *front yard setback* shall be 15 metres, except where otherwise specified in Section 5.35.

7.1.4 Provisions for Accessory Uses

The provisions of Section 7.1.1 shall apply to *accessory buildings, structures and uses*, except as otherwise provided for in Section 5, General Provisions.

7.2 **SPECIAL EXCEPTION REGULATIONS – INLAND LAKES RESIDENTIAL (IR)**

The regulations contained in Subsection 7.1, General Use Provisions, shall apply to the Special provision use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 7.2.

7.2.1 **Inland Lakes Residential Exception 1 (IR-1)** **IR-1**

Part of Lot 25, Concession 10, Parts 17 and 18 of PSR-889, being Parcels 12544 and 12545 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.1.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned IR-1 are limited to the following:

- i) two *single detached dwellings*;
- ii) *accessory structures*.

7.2.1.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-1 *Zone*, with the exception of the following *site-specific* regulations:

- i) the minimum *side yard* along the northerly *lot line* shall be 4.5 metres;
- ii) the minimum *side yard* along the southerly *lot line* shall be 1.5 metres.

7.2.2 **Inland Lakes Residential Exception 2 (IR-2)** **IR-2**

Lot 14 of Plan M-284 and Part 10 of Plan 42R-8506, being Parcel 13543 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-21' to this *By-law*.

7.2.2.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*, with the exception of the following:

- i) a *boathouse* not exceeding 55.2 m² in area, may be *erected and used* on the Crown lakebed fronting the Subject property.

7.2.2.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-2 *Zone*.

7.2.3 **Inland Lakes Residential Exception 3 (IR-3)** **IR-3**

Part of Lots 18 and 19, Concession 10, Parts 1 and 2 of PSR-1422 and Parts 3 to 7 of PSR-3083, Parcels 17195 and 13794 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.3.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*, with the addition of the following:

- i) a second *single detached dwelling* is permitted.

7.2.3.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-3 *Zone*, with the addition of the following *site-specific* regulations:

- i) a minimum separation of 90 metres must be maintained between the two *single detached dwellings*;
- ii) the subject property is eligible for a consent to create one new *lot*, provided that each *lot* has a minimum *lot* size of one hectare and a minimum *lot frontage* of 90 metres.

7.2.4 Inland Lakes Residential Exception 4 (IR-4) **IR-4**

Part of Lot 12, Concession 10, being Parcel 7482 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.4.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*.

7.2.4.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-4 *Zone*, with the exception of the following site-specific regulation:

- i) the minimum *front yard setback* for the *main dwelling* shall be 1.5 metres.

7.2.5 Inland Lakes Residential Exception 5 (IR-5) **IR-5**

Blackstone Island, being Parcel 1281 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.5.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*.

7.2.5.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-5 *Zone*, with the exception of the following site-specific regulation:

- i) the maximum *building height* shall be six metres.

7.2.6 Inland Lakes Residential Exception 6 (IR-6) **IR-6**

Lot 29 of Plan M-264 and Part 5 of Plan 42R-8488, Parcel 11984 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.6.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*.

7.2.6.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-6 *Zone*, with the exception of the following site-specific regulation:

- i) an *accessory sleeping cabin* is permitted to be located 1.3 metres from the *high-water mark shoreline*.

7.2.7 Inland Lakes Residential Exception 7 (IR-7) **IR-7**

Part of Lot 11, Concession 12, Part 1 of Plan 42R-11744, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.7.1 Permitted Uses

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*.

7.2.7.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-7 *Zone*, with the exception of the following site-specific regulation:

- i) a *dock* is permitted to be located within 10 metres of the original road allowance adjoining the geographic Township of Conger and the Township of Seguin.

7.2.8 Inland Lakes Residential Exception 8 (IR-8) **IR-8**

Lot 71 of Plan M-280 and Part 5 of Plan 42R-8069, being Parcel 12644 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.8.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*.

7.2.8.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-8 *Zone*, with the exception of the following site-specific regulation:

- i) the *accessory boathouse* shall not exceed a total *ground floor area* of 66.5 m².

7.2.9 Inland Lakes Residential Exception 9 (IR-9) **IR-9**

Part of Lot 10, Concession 9, Part 1 of Plan 42R-11508, being Parcel 26354 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A', and more particularly shown on Schedule 'B-22' to this *By-law*.

7.2.9.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 7 – Inland Lakes Residential (IR) *Zone*, with the addition of the following:

- i) a *bridge structure* may be constructed and *used* in the location approved by the Ministry of Natural Resources, across the creek between Mogridge Lake and Blackstone Lake, as shown on Schedule 'B-22' attached to this *By-law*, to allow road access to the subject property.

7.2.9.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-9 *Zone*.

7.2.10 Inland Lakes Residential/Divided Exception 10 (IR/D-10) **IR/D-10**

Part of Lot 5, Concession 1, designated as remaining Parcel 9150 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.10.1 Permitted Uses, Buildings and Structures

Buildings and *structures* permitted for each of two *lots* zoned IR/D-10 are limited to the following:

- i) one *single detached dwelling*;
- ii) one *sleeping cabin*;
- iii) two *accessory structures*.

7.2.10.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted for each of two *lots* in the IR/D-10 *Zone*, with the exception of the following regulations:

- i) the maximum *lot area* and *lot frontage* for the severed *lot* shall be 0.45 ha and 56 metres, respectively;
- ii) the maximum *lot area* and *lot frontage* for the retained *lot* shall be 0.43 ha and 69 metres, respectively;
- iii) the maximum *lot coverage* for both the severed and retained *lot* shall be 225 m².

7.2.11 Inland Lakes Residential Exception 11 (IR-11) **IR-11**

Island CL220 on Naiscoot Lake, designated as Parcel 2816 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A', and more particularly shown on Schedule 'B-25' to this *By-law*.

7.2.11.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned IR-11 are limited to the following:

- i) one *single detached, single storey dwelling* with an *attached deck*;
- ii) one *detached deck*;
- iii) two *docking areas/sites* (one of which is not subject to the Holding Provision).

7.2.11.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-11 *Zone*, with the exception of the following regulations:

- i) the *single detached dwelling* shall not exceed one *storey* in *height*;
- ii) the *single detached dwelling* shall not exceed 60 m² in *total floor area*;
- iii) the *deck attached* to the *single detached main dwelling* shall not exceed 28 m²;
- iv) the *detached deck* shall not exceed 13 m² in *ground floor area*;
- v) the *detached deck* shall not be more than 1 metre above grade;
- vi) the first *dock structure* shall not exceed 20 m² in area and shall be permitted a 3 *metres* in-shore encroachment as part of the total area;
- vii) the second *dock structure* shall not exceed 28 m² in area and shall be permitted a 3 *metres* in-shore encroachment as part of the total area.

7.2.12 Inland Lakes Residential/Divided Exception 12 (IR/D-12)

IR/D-12

Part of Lots 38 and 39, Concession 3, Part 1 of Plan 42R-6689 and Parts 1 and 2 of Plan 42R-15916, designated as Parcel 4093 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.12.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned IR/D-12 are limited to the following:

- i) one *single detached dwelling*;
- ii) *accessory uses, buildings and structures*.

7.2.12.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR/D-12 *Zone*, with the exception of the following regulations:

- i) a minimum *front yard* of 15 ~~m~~ *metres* of any *main dwelling* or *accessory sleeping cabin*;
- ii) a minimum *setback* of 30 ~~m~~ *metres* from the boundary of any ~~Environmentally Sensitive~~ *Environmentally Sensitive Environmental Protection (ES, ES1, ES2EP or EP1) Zone*;
- iii) a minimum *front yard* of 30 metres for any septic system; and,
- iv) a maximum width of *docks* not to exceed 25% of the *lot frontage*.

7.2.14 Inland Lakes Residential/Divided Exception 14 – (IR/D-14)

IR/D-14

Part of Broken Lot 15, Concession 10, as in LP2326, except Parts 1 and 4 on Plan 42R-16101, together with Part 1 on Plan PSR-565 as in LT53050, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.14.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 7.1.1 and 7.1.2.

7.2.14.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR/D-14 *Zone*, with the exception of the following site-specific regulation:

- i) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the owner of the subject property has completed an Ecological Site and Impact Assessment in accordance with applicable Municipal and Provincial policies, and has entered into a site plan development agreement.

7.2.15 Inland Lakes Residential Exception 15 (IR-15) **IR-15**

Part of Lot 16, Concession 10, being part of Remaining Parcel 20696 PSSS, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.15.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 7 – Inland Lakes Residential (IR) Zone.

7.2.15.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-15 Zone, with the exception of the following site-specific regulations:

- i) a minimum *front yard setback* of 15 metres.
- ii) a minimum *setback* of 30 metres from the boundary of any ~~Environmentally Sensitive~~ Environmental Protection (ES, ES1, ES2, EP or EP1) Zone.
- iii) No *docks* are permitted to be located within any ~~Environmentally Sensitive~~ Environmental Protection (EP or EP1, ES, ES1, ES2) Zone.
- iv) No *boathouse* or *boatport* shall be permitted on the subject lands.
- v) No consents or division of land for the purpose of creating a new residential *lot* shall be permitted for the subject property.

7.2.16 Inland Lakes Residential Exception 16 (IR-16) **IR-16**

Part of Lots 15 and 16, Concessions 10 and 11, being Part of Part 3 on Plan 42R-6773, part of Parts 2, 3, 4, 6, 11, 14 and Part 10 on Plan 42R-16554, including Part of Parcel 20696 PSSS, and part of Part 1 on Plan SPR-565, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

7.2.16.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 7 – Inland Lakes Residential (IR) Zone.

7.2.16.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-16 Zone, with the exception of the following site-specific regulation:

- i) No consents or division of land for the purpose of creating a new residential *lot* shall be permitted for the subject property.

7.2.17 Inland Lakes Residential/Divided Exception 17 **(IR/D-17)**

Part of Lot 31, Concession 3, being Parts 3 – 6, 10 and 12 on Plan 42R-8713, designated as Parcel 17932 PSSS, in the geographic Township of Conger, in the Township of The Archipelago, as shown on Schedule 'A' to this *By-law*.

7.2.17.1 Permitted Uses, Buildings and Structures

Buildings and Structures permitted for lands zoned IR/D-17 are limited to the following:

- i) One *existing single detached dwelling*;
- ii) One *existing sleeping cabin*;
- iii) *Accessory building & structures*.

7.2.17.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR/D-17 Zone, with the exception of the following site-specific regulations:

- i) The maximum *total floor area* of the *main dwelling* shall be 67 ~~m²square metres~~;
- ii) The maximum *total floor area* of the *sleeping cabin* shall be 16 ~~m²square metres~~;

- iii) The maximum *lot coverage* permitted is 135 m²square metres.
- iv) The minimum *lot area* permitted is 0.21 hectares.
- v) The minimum *lot frontage* permitted is 90 metres.

7.2.18 Inland Lakes Residential/Divided Exception 18 (IR/D-18)

Part of Lot 31, Concession 3, being Parts 3 – 6, 10 and 12 on Plan 42R-8713, designated as Parcel 17932 PSSS, in the geographic Township of Conger, in the Township of The Archipelago, as shown on Schedule 'A' to this *By-law*.

7.2.18.1 Permitted Uses, Buildings and Structures

Buildings and Structures permitted for lands zoned IR/D-18 are limited to the following:

- i) One *existing single detached dwelling*;
- ii) *Accessory buildings & structures*, excluding *sleeping cabins*.

7.2.18.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR/D-18 *Zone*, with the exception of the following site-specific regulations:

- i) The maximum *total floor area* of the *main dwelling* shall be 47.5 m²square metres;
- ii) The maximum *lot coverage* permitted is 135 m²square metres;
- iii) The minimum *lot area* permitted is 0.23 hectares;
- iv) The minimum *lot frontage* permitted is 90 metres.

7.2.19 Inland Lakes Residential Exception 19 (IR-19)

Part of Lot 21, Concession 9, Parcel 3040 PSSS and Parcel 5717 PSSS, in the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-43' to this *By-law*.

7.2.19.1 Permitted Uses, Buildings and Structures

Buildings and Structures permitted for lands zoned IR-19 are limited to the following:

- i) 18 *dwelling units* consisting of 15 single detached dwellings, and a three (3) unit *multiple dwelling*;
- ii) *Accessory structures and buildings*.

7.2.19.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-19 *Zone*, with the exception of the following:

- i) The maximum *lot coverage* permitted shall be 3,000 m²;
- ii) The maximum *total floor area* of each single detached dwelling unit shall be as exists on December 8, 2017;
- iii) The maximum total floor area of the *multiple dwelling* shall be as exists on December 8, 2017.

7.2.20 Inland Lakes Residential/Divided Exception 20 (IR/D-20)

Part of Lots 19 and 20, Concessions 11 and 12, being part of remaining Parcel 4816 PSSS, and Part 1 on Plan 42R-19627, in the geographic Township of Conger, in the Township of The Archipelago, as shown on Schedule 'A' to this *By-law*.

7.2.20.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 7 – Inland Lakes Residential (IR) *Zone*.

7.2.20.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR/D-20 *Zone*, with the exception of the following site-specific regulations:

- i) A minimum *front yard setback* of 30 metres for any septic system.

7.2.21 Inland Lakes Residential Exception 21 (IR-21)

Part of Lot 38, Concession 12, being location JH48 and LOC 12972, Part 1, RP 42R-16393, PCL 9431 Sec SS, geographic township of Conger, The Archipelago, as shown on Schedule 'A' to this *By-law*.

7.2.21.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 7.1.1 and 7.1.2.

7.2.21.2 Zone Standards

The regulations of Section 7.1.3, *Zone Standards*, shall apply to the *uses* permitted in the IR-21 *Zone*, with the exception of the following site-specific regulations:

- i) The maximum permitted *Total Floor Area* for the *Main Dwelling* is 559.8 m² with the *dwelling* having a total floor area of 446.1 m² and the *attached garage* having a total floor area of 113.7 m²
- ii) The maximum permitted *Lot Coverage* is 755.8 m² (8135.4 ft²)

Section 8 – Pointe au Baril Residential (PBR) Zone

Within a Pointe au Baril Residential (PBR) Zone, no *person* shall use any land, or *erect, alter* or use any *building or structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

8.1 General Use Provisions:

8.1.1 Permitted Uses

Main Use:

- Residential use.

Accessory Uses:

- Accessory residential uses.
- Bed and Breakfast establishment;
- Home occupation;
- Backyard hens

8.1.2 Permitted Buildings and Structures

- A single detached dwelling
- A semi-detached dwelling
- A townhouse dwelling (up to four dwelling units)
- Accessory structures and buildings

8.1.3 Zone Standards

Any building or structure permitted under Section 7.1.2 shall comply with the following provisions except as otherwise provided for in Section 5, General Provisions:

a)	<u>Minimum Lot Frontage</u>	<u>As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act.</u>
b)	<u>Minimum Lot Area</u>	<u>As existing at the date of passing of this By-law or adjusted through a lot line adjustment as approved through the Planning Act.</u>
c)	<u>Maximum Lot Coverage</u>	<u>20%</u>
d)	<u>Main dwelling</u>	<u>i) maximum ground floor area - 80% of the total lot coverage; ii) maximum total floor area - 300 m²; iii) minimum ground floor area - Wards 5 and 6: 17 m² Wards 1,2,3 and 4: 17 m²</u>
e)	<u>Minimum Front Yard Setback</u>	<u>7.5 metres</u>
f)	<u>Minimum Side Yard Setback</u>	<u>6 metres</u>
g)	<u>Minimum Rear Yard Setback</u>	<u>6 metres</u>
h)	<u>Maximum Height</u>	<u>9 metres</u>

8.1.4 Zone Requirements for Multi-Unit Dwellings in PBR Zone

8.1.4.1 Notwithstanding the Zone requirements for the PBR Zone in Section 8.1.3 to the contrary, the following requirements shall apply to semi-detached dwellings:

a)	<u>Minimum Lot Area</u>	<u>0.5 ha/unit</u>
b)	<u>Minimum Lot Frontage</u>	<u>30 metres/unit</u>
c)	<u>Minimum Interior Side Yard (with attached wall)</u>	<u>Nil</u>

8.1.4.2 Notwithstanding the *Zone* requirements for the PBR *Zone* in Section 8.1.3 to the contrary, the following requirements shall apply to *townhouse dwelling units*:

a)	<u>Minimum Lot Area</u>	<u>0.2 ha/unit</u>
b)	<u>Minimum Lot Frontage</u>	<u>12 metres/unit</u>
c)	<u>Minimum Interior Side Yard (with <i>attached wall</i>)</u>	<u>Nil</u>

8.2 SPECIAL EXCEPTION REGULATIONS – POINTE AU BARIL RESIDENTIAL (PBR)

The regulations contained in Subsection 8.1, General Use Provisions, shall apply to the Special provision use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 8.2.

Section 8-9 - General Residential (GR) Zone

Within a General Residential (GR) Zone, no *person* shall use any land, or *erect, alter* or use any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

89.1 General Use Provisions:

8.1-19.1.1 Permitted Uses

Main Use:

- Residential use.

Accessory Uses:

- Accessory Residential uses;
- A home occupation;
- A Bed and Breakfast establishment.

89.1.2 Permitted Buildings and Structures

- A single, detached dwelling;
- Accessory structures and buildings;

89.1.3 Zone Standards

Any *building* or *structure* permitted under Section 89.1.2 shall comply with the following provisions except as otherwise provided for in Section 5, General Provisions:

a)	Minimum Lot Frontage	As existing at the date of passing of this <i>By-law</i> or adjusted through a <i>lot line</i> adjustment as approved through the <i>Planning Act</i> .
b)	Minimum Lot Area	As existing at the date of passing of this <i>By-law</i> or adjusted through a <i>lot line</i> adjustment as approved through the <i>Planning Act</i> .
c)	Maximum Lot Coverage	20%
ed)	Main dwelling	<ul style="list-style-type: none"> i) maximum ground floor area - 80% of the total <i>lot coverage</i>; ii) maximum total floor area - 300 m²; iii) minimum ground floor area - Wards 5 and 6: <u>1740</u> m² Wards 1,2,3 and 4: <u>1750</u> m²
fe)	Minimum Front Yard Setback	7.5 <u>metres</u>
gf)	Minimum Side Yard Setback	6 <u>metres</u>
hg)	Minimum Rear Yard Setback	6 <u>metres</u>
ih)	Maximum Height	<p>Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: <u>9 metres</u></p> <p>Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6-m <u>metres</u></p>

89.1.4 Provisions for Accessory Uses:

The provisions of Section 89.1 shall apply to *accessory buildings, structures* and *uses*, except as otherwise provided for in Section 5, General Provisions.

89.2 SPECIAL EXCEPTION REGULATIONS – GENERAL RESIDENTIAL (GR)

The regulations contained in Subsection 8.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 8.2.

89.2.1 General Residential Exception 1 (GR-1) GR-1

Part of Lot 27, Concession 4, being Part 1 of Plan 42R-7764, Parcel 16804 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

8.2.1.19.2.1.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned GR-1 are limited to the following:

- i) two *single detached dwellings*;
- ii) *accessory structures*.

89.2.1.2 Zone Standards

The regulations of Section 98.1.3, *Zone Provisions*, shall apply to the *uses* permitted in the GR-1 *Zone*, with the exception of the following site-specific regulation:

- i) the size of the second *single detached dwelling* shall be limited to 64.2 m².

89.2.2 General Residential Exception 2 (GR-2) GR-2

Part of Lot 29, Concession 4, being Part 5 of Plan 42R-11691, Parcel 17494 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

89.2.2.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 8-9 – General Residential (GR) *Zone*.

89.2.2.2 Zone Standards

The regulations of Section 98.1.3, *Zone Standards*, shall apply to the *uses* permitted in the GR-2 *Zone*, with the exception of the following site-specific regulations:

- i) the minimum *lot* size shall be 1300 m²;
- ii) the minimum *lot depth* shall be 24 metres.

89.2.3 General Residential Exception 3 (GR-3) GR-3

Part of Lot 27, Concession 5, being Lots 6, 7, 8, 9 and 10 of Plan 42M-602, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

89.2.3.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 8-9 – General Residential (GR) *Zone*.

89.2.3.2 Zone Standards

The regulations of Section 89.1.3, *Zone Standards*, shall apply to the *uses* permitted in the GR-3 *Zone*, with the exception of the following site-specific regulation:

- i) the minimum *front yard setback* shall be 2 metres.

89.2.4 General Residential Exception 4 (GR-4) GR-4

Part of Lot 41, Concession 4, being part of the remainder of Part 3 of Plan 42R-3183, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

89.2.4.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned GR-4 are limited to the following:

- i) one *single detached dwelling*;

- ii) *accessory buildings and structures.*

89.2.4.2 Zone Standards

The regulations of Section 89.1.3, *Zone Standards*, shall apply to the *uses* permitted in the GR-4 *Zone*, with the exception of the following site-specific regulation:

- i) a minimum 60 metre *yard* shall be maintained from adjacent commercial and residential *zone* boundaries.

89.2.5 General Residential Exception 5 (GR-5)

GR-5

Part of Lot 3, Concession 1, being Part 1 on Plan 42R-3464, designated as Parcel 17506 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-32' to this *By-law*.

89.2.5.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 8-9 – General Residential (GR) *Zone*.

89.2.5.2 Zone Standards

The regulations of Section 89.1.3, *Zone Standards*, shall apply to the *uses* permitted in the GR-5 *Zone*, with the exception of the following site-specific regulations:

- i) a *home occupation* is permitted to occupy a maximum total floor area of 111 m² within an *accessory building*, to be located in the *side yard*.
- ii) an *accessory outdoor storage area* for the *home occupation* may be located in the *side yard*, provided it is behind the front wall of the *accessory building used* for the *home occupation* and provided it occupies an area of no more than 200 m².

98.2.6 General Residential Exception 6 (GR-6)

GR-6

Part of Lot 27, Concession 5, being Parts 1 and 2 on Plan 42R-16272, Part 1 on Plan 42R-18179, Part 4 on Plan 42R-19305, except Part 5 on Plan 42R-19305, including Part 1 on Plan 42R-12906, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

8.2.6.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 89.1.1 and 89.1.2 – General Residential (GR) *Zone*.

89.2.6.2 Zone Standards

The regulations of Section 89.1.3, *Zone Standards*, shall apply to the *uses* permitted in the GR-6 *Zone*, with the exception of the following site-specific regulation:

- ⌋viii) No *uses, buildings, structures* or *site alteration* shall occur in the delineated '15 Metre *Setback*' area located on the severed lands, as depicted on Schedule 'B-46'.

98.2.7 General Residential Exception 7 (GR-7)

GR-7

Lot 40, Concession 3, being Parcel 21266 PSSS, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

89.2.7.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 89.1.1 and 89.1.2 – General Residential (GR) *Zone*.

98.2.7.2 Zone Standards

The regulations of Section 89.1.3, *Zone Standards*, shall apply to the *uses* permitted in the GR-7 *Zone*, with the exception of the following site-specific regulations:

- i) Severed Lot #1
Minimum *Lot frontage*: 205 metres
Minimum *Lot Area*: 8 ha
- ii) Severed Lots # 2 & #3
Minimum *Lot Frontage*: 100 metres
Minimum *Lot Area*: 2 ha
- iii) Severed #4
Minimum *Lot Frontage*: 205 metres
Minimum *Lot Area*: 4 ha
- iv) Maximum permitted *Height*: 9 metres

Section ~~9~~10 - Marina Commercial (MC) Zone

Within a Marina Commercial (MC) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

109.1 General Use Provisions:

910.1.1 MC - Permitted Uses

Main Use:

- Marina

Secondary Uses:

- a dormitory, restaurant, construction equipment storage, contractor's yard, custom workshop, or retail store, all permitted in conjunction with a marina

Accessory Uses:

- Uses, buildings and structures accessory to a Main or Secondary Use
- ~~Single detached dwelling or A dwelling unit accessory to a non-residential use in a commercial building.~~

910.1.2 Zone Standards

a)	Minimum Lot Frontage	100m
b)	Minimum Lot Area	1ha
c)	Maximum Lot Coverage	30%
d)	Minimum Front Yard Setback	0m 7.5 metres (1)(2)
e)	Minimum Side Yard Setback	3 metres
f)	Minimum Rear Yard Setback	5 metres
g)	Maximum Height	15 metres

(1) Notwithstanding 10.1.2(d), where the permitted use is a marina, the front yard setback may be 0 metres.

(2) Notwithstanding 10.1.2(d), within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.

910.1.3 Setback Provisions ~~for Main and Secondary Uses~~

- The minimum side yard setback shall be increased to 6m where an adjoining lot is used for residential purposes or zoned in a Residential Zone.
- Fuel pumps will be located in compliance with Subsection 5.12, 'Fuel Pump Location'.

9.1.410.1.4 Provisions for Residential Uses

In the case of a ~~dwelling unit accessory to a non-residential use single detached dwelling, a dwelling unit in a commercial building, and a dormitory~~, the following regulations shall apply:

- A maximum of two dwelling units ~~accessory to a non-residential use~~ may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. ~~The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;~~
- ~~All residential units must be serviced by a private water supply and sewage system;~~
- ~~Any residential use permitted in Section 910.1.1, must be accessory to the main commercial use.~~
- ~~The minimum ground floor area of the detached dwelling shall be 50 m²~~
- ~~The maximum height of the single detached dwelling shall not exceed:~~
 - ~~Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m~~
 - ~~Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m.~~

- ~~vi) The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively.~~
- ~~vii) Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot.~~
- ~~viii) A dwelling unit in a commercial building must have a minimum total floor area of 35 m² up to a maximum total floor area of 300 m² for each unit;~~
- ~~ix) A Maximum Total Floor Area of 300 m² for each single detached residence;~~
- ~~x)ii) A Total Lot Coverage of up to 5% for all residential units is permitted;~~
- ~~x)iii) A maximum of four units are permitted within a dormitory.~~

9.1.510.1.5 Accessory Uses

The MC Zone provisions shall apply to *buildings* and *structures used* for commercial *accessory uses*, except where the regulations of Section.5, General Provisions prescribe regulations for specific *accessory buildings* or *structures*.

910.2 SPECIAL EXCEPTION REGULATIONS – MARINA COMMERCIAL (MC)

The regulations contained in Subsection ~~9~~ 10.1, General Use Provisions, shall apply to the Special provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 9.2.

910.2.1 Marina Commercial (Holding) Exception 1 (MC/H-1) MC/H-1

Part of Lot 27, Concession 5, being Part of Parcel 4708 P.S.N.S., designated as Parts 11 to 19, 26, 27 and 28 on Plan 42R-14167 and Lot 4 on Plan 42M-602, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

9.2.1.110.2.1.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 109 – Marina Commercial (MC) Zone, with the following additional permitted use:

- i) three staff *residences*.

A sawmill is not a permitted *use* within the lands zoned MC/H-1.

9.2.1.210.2.1.2 Zone Standards

The regulations of Section 910.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MC/H-1 Zone, with the exception of the following *site-specific* regulations:

- i) Each of three staff *residences* shall be a maximum of two *storeys* in *height* and have a maximum *ground floor area* of 54 m²;
- ii) *Council* shall not consider a *By-law* to remove the 'Holding (H)' Provision until such time as the subject lands have been merged in title with the adjacent commercial property, being Part 1 on Plan PSR-133 and Part 1 on Plan 42R-9181, in the geographic Township of Harrison, and until such time as a site plan agreement has been registered on title against the entire commercial properties known as Desmasdon's Boatworks.

910.2.2 Marina Commercial Exception 2 MC-2

Part 1 on Plan 42R-19734, on Part of Island 25A, in front of the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

9.2.2.110.2.2.1 Permitted Uses, Buildings and Structures

Those *Secondary Uses* permitted in Section 910.1.1 – Marina Commercial (MC), will be limited to the following:

- i) a *dormitory*;
- ii) *construction equipment storage*.

9.2.2.210.2.2.2 Zone Standards

The regulations of Section 910.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MC-2 Zone.

910.2.3 Marina Commercial Exception 3

MC-3

Part of Lot 21, Concession 9, Parcel 3040 PSSS and Parcel 5717 PSSS, in the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-43' to this *By-law*.

9.2.3.110.2.3.1 Permitted Uses, Buildings and Structures

The uses permitted in Section 9.10.1.1 – Marina Commercial (MC) Zone will be limited to the following:

- i) *Construction equipment storage, contractor's yard, workshop, retail store*, all permitted in conjunction with a *marina*.
- ii) *Uses, buildings and structures accessory* to a permitted Main or *Secondary Use*.
- iii) One *dwelling unit* with a maximum *total floor area* of 112 m² and a ~~maximum~~*maximum* total effluent flow of 2000 litres per day.

9.2.3.210.2.3.2 Zone Standards

The regulations of Section 9.10.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MC-3 Zone with the following *site-specific* regulations:

- i) Minimum *side yard* is 1.5 metres;
- ii) The *docking envelope* is shown on Schedule 'B-44'.

Section ~~10~~11 - Resort Commercial (RC) Zone

Within a Resort Commercial (RC) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

110.1 General Use Provisions:

~~40~~11.1.1 Permitted Uses

Main Uses:

- Housekeeping Cabins or rental cottages
- Lodge, motel or hotel
- Retail Store
- Restaurant

Accessory Uses:

Uses, buildings or structures accessory to a Main Use, including but not limited to the following:

- ~~A dwelling unit accessory to a non-residential use~~A single detached dwelling or a dwelling unit in a commercial building that is occupied by the owner or employee of one of the main permitted uses.
- Accessory boat docking, buildings or structures for boat storage, boat and watercraft rentals and sales, or fuel sales.

~~40~~11.1.2 Zone Standards

a)	Minimum Lot Frontage	100m
b)	Minimum Lot Area	1ha
c)	Maximum Lot Coverage	Total Coverage 20% (further provisions see 10.1.3)
d)	Minimum Front Yard Setback	7.5 metres (1)
e)	Minimum Side Yard Setback	6.0 metres
f)	Minimum Rear Yard Setback	5 metres
g)	Maximum Height	15 metres

(1) Notwithstanding 11.1.2(d), within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.

~~40~~11.1.3 Provisions for Resort Commercial Uses

- i) Expansion limits will be restricted to the following provisions:
 - a) total number of bedrooms permitted will be up to a maximum of 1 bedroom for each 0.1 ha lot area or 1 bedroom for every 5 metres of lot frontage;
 - b) commercial structures may be expanded to a maximum of twice the existing total floor area in 1995 up to a maximum of 20% lot coverage;
 - c) the maximum total floor area for each cabin shall be 100 metres square;
 - d) the maximum height for each cabin shall be:
 - i) Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6 - 9 metres; and
 - ii) Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station - ~~6 m.~~ metres.
- ii) Fuel pumps will be located in compliance with Subsection 5.12, 'Fuel Pump Location'.

4011.1.4 Provisions for Residential Uses Permitted in Section 4011.1.1

In the case of a ~~dwelling unit accessory to a non-residential use, single detached dwelling or a dwelling unit in a commercial building~~ the following regulations shall apply:

- a) A maximum of two *dwelling units* may be permitted on one *lot* for the personal use of the owner, operator or an employee of the non-residential use. ~~The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;~~
- b) ~~All residential units must be serviced by a private water supply and sewage system;~~
- c) ~~Any residential use permitted in Section 1011.1.1, must be accessory to the main commercial use;~~
- d) ~~The minimum ground floor area of the detached dwelling shall be 50 m²;~~
- e) ~~The maximum height of the single detached dwelling shall not exceed:
-Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: **9 m**
-Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: **6 m**.~~
- f) ~~The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively;~~
- g) ~~Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot;~~
- h) ~~A dwelling unit in a commercial building must have a minimum total floor area of 35 m² up to a maximum total floor area of 300 m² for each unit;~~
- i) ~~A Maximum Total Floor Area of 300 m² for each single detached residence;~~
- j) ~~A Total Lot Coverage of up to 5% for all residential units is permitted.~~

4011.1.5 Non- Residential Accessory Uses

The RC Zone provisions shall apply to *buildings* and *structures* used for *accessory uses*, except where the regulations of Section 5, General Provisions prescribes regulations for specific *accessory buildings* or *structures*.

4011.2 SPECIAL EXCEPTION REGULATIONS – RESORT COMMERCIAL (RC)

The regulations contained in Subsection 10.1, General Use Provisions, shall apply to the Special provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 4011.2.

4011.2.1 Resort Commercial Exception 2 (RC-2)

RC-2

Part of Lot 24, Concession 10, being Parcel 6356 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4011.2.1.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 40-11 – Resort Commercial (RC) Zone, with the following additional permitted use:

- i) a maximum of 3 *trailer and/or tent sites*.

4011.2.1.2 Zone Standards

The regulations of Section 4011.1.2, Zone Standards, shall apply to the *uses* permitted in the RC-2 Zone.

(Note: Holding removed by By-law Amendment A2076-16)

4011.2.2 Resort Commercial Exception 3 (RC-3)

RC-3

Part of Lot 45, Concession 11, being Part of Lot 19 and Lot 20 of Plan M63, Part 1 of Plan 42R-14296, Part 1 of Plan 42R-14301, Parcels 5123, 9731 and 18673 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

4011.2.2.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 40-11 – Resort Commercial (RC) Zone, with the following additional permitted use:

- ii) a maximum of 8 trailer and/or *tent* sites;
- iii) a maximum of one *mobile home*.

4011.2.2.2 Zone Standards

The regulations of Section 10.1.2, *Zone Standards*, shall apply to the *uses* permitted in the RC-3 *Zone*.

4011.2.3 Resort Commercial Exception 4 (RC-4)

RC-4

Part of Lots 33 and 34, Concession 10, being Parcel 5089 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

4011.2.3.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 40-11 – Resort Commercial (RC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 30 *trailer and/or tent sites*.

4011.2.3.2 Zone Standards

The regulations of Section 4011.1.2, *Zone Standards*, shall apply to the *uses* permitted in the RC-4 *Zone*.

4011.2.4 Resort Commercial Exception 5 (RC-5)

RC-5

Part of Lot 27, Concession 5, being Part 1 and part of Part 2 of Plan 42R-6131, Part 4 of Plan 42R-6083, Part 1 of Plan 42R-8129, Part of Parcel 9855 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*. (SEE SECTION 6.2.71 – COASTAL/ISLAND RESIDENTIAL EXCEPTION 71 (CR-71-H))

4011.2.4.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 40-11 – Resort Commercial (RC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 9 *trailer and/or tent sites*.

4011.2.4.2 Zone Standards

The regulations of Section 4011.1.2, *Zone Standards*, shall apply to the *uses* permitted in the RC-5 *Zone*.

110.2.5 Resort Commercial Exception 6 (RC-6)

RC-6

Part of Lot 11, Concession 11, being Part 1 of Plan 42R-14497, designated as Parcel 26601 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

101.2.5.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 40-11 – Resort Commercial (RC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 4 rental cottages.

4011.2.5.2 Zone Standards

The regulations of Section 110.1.2, *Zone Standards*, shall apply to the *uses* permitted in the RC-6 *Zone*, with the exception of the following regulations:

- i) the minimum *lot* size shall be 0.2 hectares;
- ii) the minimum *lot frontage* shall be 60 metres.

4011.2.6 Resort Commercial Exception 7 (RC-7)

RC-7

Part of Lot 41, Concession 4, Part 4 of Plan 42R-3183, being the remainder of Parcel 18563 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4011.2.6.1 Permitted Uses, Buildings and Structures

The *uses* permitted in the RC-7 *Zone* are limited to the following:

- i) a ten-unit *motel*;
- ii) a restaurant;

- iii) one *single detached dwelling*;
- iv) *accessory buildings and structures*.

4011.2.6.2 Zone Standards

The regulations of Section 4011.1.2, *Zone Standards*, shall apply to the *uses* permitted in the RC-7 *Zone*, with the exception of the following site-specific regulations:

- i) a maximum *lot coverage* of 600 m²;
- ii) a maximum *height* of 10 metres;
- iii) a minimum *yard* of 10 metres from the inner limit of Part 5 of Plan 42R-3183;
- iv) all other *yards* are to be a minimum of 3 metres;
- v) a minimum of 15 vehicle *parking spaces* is to be provided.

4011.2.7 Resort Commercial - Exception 8 (RC-8)

RC-8

239 South Shore Road, Pointe au Baril, also known as Part Lot 31, Concession 4, being Part 9 of PSR-135 and Parcel 8506 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A', and more particularly on Schedule 'B-28' to this *By-law*.

4011.2.7.1 Permitted Uses, Buildings and Structures

Those *uses, buildings and structures* permitted under Section 4011.1 – Resort Commercial (RC) *Zone* will be limited to the following *uses*:

- i) 1 main *residence*;
- ii) 1 *boathouse*;
- iii) *accessory buildings*;
- iv) a maximum of 10 housekeeping cottages.

4011.2.7.2 Zone Standards

The regulations of Section 4011.1.2 – *Zone Standards* and 4011.1.3 – Provisions for Resort Commercial *Uses*, shall apply to the *uses* permitted in the RC-8 *Zone* with the addition of the following regulations:

- i) permitted Total *Lot Coverage* of 4,200 m² (12,917 ft²);
- ii) the total of 22 bedrooms permitted within the housekeeping cottages.

Section 44-12 - Marina/Resort Commercial (MRC) Zone

Within a Marina/Resort Commercial (MRC) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

4412.1 General Use Provisions

4412.1.1 Permitted Uses

Main Uses:

- Marina;
- Housekeeping Cabins or rental cottages;
- Lodge, motel or hotel.

Secondary Uses:

- a dormitory, restaurant, construction equipment storage, contractor's yard, custom workshop, or retail store, all permitted in conjunction with a marina.

Accessory Uses:

Uses, buildings or structures accessory to a Main Use, including but not limited to the following:

- *Dwelling unit accessory to a non-residential use* A single detached dwelling or a dwelling unit in a commercial building that is occupied by the owner or employee of one of the main permitted uses.

4412.1.2 Zone Standards

a)	Minimum Lot Frontage	100m
b)	Minimum Lot Area	1ha
c)	Maximum Lot Coverage	Total Coverage 20% (further provisions see 4412.1.3)
d)	Minimum Front Yard Setback	7.5 metres (1)(2)
e)	Minimum Side Yard Setback	6.0 metres
f)	Minimum Rear Yard Setback	5 metres
g)	Maximum Height	15 metres

(1) Notwithstanding 12.1.2(d), where the permitted use is a marina, the front yard setback may be 0 metres.

(2) Notwithstanding 12.1.2(d), within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.

44-12.1.3 Provisions for Resort Commercial Uses

i) Expansion limits will be restricted to the following provisions:

- a) total number of bedrooms permitted will be up to a maximum of 1 bedroom for each 0.1 ha lot area or 1 bedroom for every 5 metres of lot frontage;
- b) commercial structures may be expanded to a maximum of twice the existing total floor area in 1995 up to a maximum of 20% lot coverage;
- c) the maximum total floor area for each cabin shall be 100 metres square;
- d) the maximum height for each cabin shall be:
 - i) Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6 - 9 metres; and
 - ii) Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station - 6 metres.

- ii) Fuel pumps will be located in compliance with Subsection 5.4215, 'Fuel Pump Location'.

41.1.412.1.4 Provisions for Residential Uses Permitted in Section 412.1.1

In the case of a *dwelling unit accessory to a non-residential use or a dormitory single detached dwelling or a dwelling unit in a commercial building* the following regulations shall apply:

- i. A maximum of two *dwelling units* may be permitted on one *lot* for the personal use of the owner, operator or an employee of the commercial use. ~~The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;~~
 - a) ~~All residential units must be serviced by a private water supply and sewage system;~~
 - b) ~~Any residential use permitted in a) above, must be accessory to the main commercial use;~~
 - c) ~~The minimum ground floor area of the single detached dwelling shall be 50 m²;~~
 - d) ~~The maximum height of the single detached dwelling shall not exceed:~~
 - ~~Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m~~
 - ~~Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m.~~
 - f) ~~The minimum front, side, and rear yard for any residential structure or structure containing a residential unit shall be 7.5 metres, 3 metres, and 5 metres, respectively;~~
 - g) ~~Any residential structure or structure containing a residential unit shall not be erected within 3 metres of any other building on the lot;~~
 - h) ~~A dwelling unit in a non-residential building must have a minimum total floor area of 35 m² up to a maximum total floor area of 300 m² for each unit;~~
 - i) ~~A Maximum Total Floor Area of 300 m² for each single detached residence;~~
- ii. j) A Total Lot Coverage of up to 5% for all residential units is permitted;
- iii. k) A maximum of 10 bedrooms are permitted within a *dormitory*.

412.1.5 Non- Residential Accessory Uses

The MRC Zone provisions shall apply to *buildings* and *structures used for accessory uses*, except where the regulations of Section 5, General Provisions prescribes regulations for specific *accessory buildings* or *structures*.

412.2 SPECIAL EXCEPTION REGULATIONS – MARINA/RESORT COMMERCIAL (MRC)

The regulations contained in Subsection 412.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 412.2.

412.2.1 Marina/Resort Commercial Exception 1 (MRC-1) MRC-1

Part of Lots 12 and 13, Concession 12, designated as Parcels 11146, 6536 and 21640 P.S.S.S., including Parts 6 and 7 of Plan 42R-4777 and Parts 1, 3, 7 to 18, and remainder of Parts 19 to 21 of Plan 42R-9126, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

412.2.1.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 412- Marina/Resort Commercial (MRC) Zone, with the following additional permitted use:

- i) a maximum of 33 *trailer and/or tent sites*.

412.2.1.2 Zone Standards

The regulations of Section 412.1.2, Zone Standards, shall apply to the *uses* permitted in the MRC-1 Zone.

412.2.2 Marina/Resort Commercial Exception 2 (MRC-2) MRC-2

Part of Lot 41, Concession 4, being the remainder of Part 3 of Plan 42R-3183 and Part 9 of Plan 42R-9062, remainder of Parcel 18562 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4412.2.2.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 14 – Marina/Resort Commercial (MRC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 29 *trailer and/or tent sites*.

4412.2.2.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-2 *Zone*.

4412.2.3 Marina/Resort Commercial Exception 3 (MRC-3)

MRC-3

Part of Lot 41, Concession 4, being Part 1 of Plan PSR-809, Part 7 of Plan 42R-3183 and Part 10 of Plan 42R-9062, Parcel 11869 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4412.2.3.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4412 – Marina/Resort Commercial (MRC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 2 *trailer and/or tent sites*.

4412.2.3.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-3 *Zone*.

4412.2.4 Marina/Resort Commercial Exception 4 (MRC-4)

MRC-4

Part of Lot 41, Concession 3, being Part 7 of Plan PSR-16, Part 10 of Plan PSR-65, Part 1 of Plan PSR-102 and Part 7 of Plan 42R-8110, Parcels 11994, 11995, 11030 and 22048 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4412.2.4.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 14 – Marina/Resort Commercial (RC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 8 *trailer and/or tent sites*.

4412.2.4.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-4 *Zone*.

4412.2.5 Marina/Resort Commercial Exception 5 (MRC-5)

MRC-5

Part of Lot 41, Concession 4, being Part 1 of Plan 42R-5851 and Part 12 of Plan 42R-9062, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4412.2.5.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4412 – Marina/Resort Commercial (MRC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 4 *trailer and/or tent sites*.

4412.2.5.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-5 *Zone*.

4412.2.6 Marina/Resort Commercial Exception 6 (MRC-6)

MRC-6

Part of Lot 31, Concessions 8 and 9, being Parts 1 to 11 of Plan 42R-9727, Parcel 6299 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

4412.2.6.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4412 – Marina/Resort Commercial (MRC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 14 *trailer and/or tent sites*.

4412.2.6.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-6 *Zone*.

4412.2.7 Marina/Resort Commercial Exception 7 (MRC-7)

MRC-7

Part of Lot 11, Concession 6, designated as Parcel 5186 P.S.S.S., in the geographic Township of Shawanaga, as shown on Schedule 'A' to this *By-law*.

4412.2.7.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4412 – Marina/Resort Commercial (MRC) *Zone*, with the following additional permitted *use*:

- i) a maximum of 30 *trailer and/or tent sites*.

4412.2.7.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-7 *Zone*.

4412.2.8 Marina/Resort Commercial Exception 8 (MRC-8)

MRC-8

Part Island B321 (Fryingpan Island) being Parts 2 & 3 of RP 42R-2593 and Part 4 of RP 42R-10587, Parcel 5698 P.S.S.S, as shown on Schedule 'A' to this *By-law*.

4412.2.8.1 Permitted Uses, Buildings and Structures

The *uses, buildings and structures* permitted in the MRC-8 *Zone* are limited to the following:

- i) 119_ *person* licensed *restaurant*;
- ii) *accessory uses* and *storage buildings*;
- iii) *docking areassites*.

4412.2.8.2 Zone Standards

The regulations of Section 4412.1.2, *Zone Standards*, shall apply to the *uses* permitted in the MRC-8 *zone*, except for the following:

- i) all *dock structures* shall maintain a six_ *metre side yard setback*;
- ii) the total *docking* shall not exceed 273 *lineal metres*.

4412.2.9 Marina/Resort Commercial Exception 9 (MRC-9)

MRC-9

Part of Island B55, being Part 2 of PSR-2170, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4412.2.9.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4412 – Marina/Resort Commercial *Zone* (MRC), with the following additional permitted *uses*:

- i) *Main Uses* shall include: *construction equipment storage; contractor's yard; custom workshop; light industrial*.

4412.2.9.2 Zone Standards

The regulations of Section 4412.1.3, *Zone Standards*, and Section 4412.1.4, *Provisions for Accessory Uses*, shall apply to the *uses* permitted in the MRC-9 *Zone*.

Section ~~12-13~~ - Pointe au Baril Commercial (PBC) Zone

Within a Pointe au Baril Commercial (PBC) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

42.113.1 **General Use Provisions:**

4213.1.1 **Permitted Uses**

Main Uses, Buildings and Structures:

- Business Office or Professional Office
- Medical or Veterinary Clinic
- Contractor's Yard or Custom Workshop
- Commercial Vehicle Parking
- Building Supply Establishment
- Retail Store
- Laundromat
- Restaurant, Tavern or Snack Bar
- Service Shop
- Equipment sales and rentals
- Snowmobile Sales and Service Establishment
- Warehouse or Storage Use
- Tourist Information Booth
- Boat docking, buildings or structures for boat storage, boat and watercraft rentals and sales, or fuel sales
- Hotel, motel, housekeeping and rental cottages.

Accessory Uses:

- ~~A dwelling unit accessory to a non-residential use single detached dwelling or dwelling unit in a commercial building that is occupied by the owner or employee of one of the main permitted uses.~~

4213.1.2 **Zone Standards**

a)	Minimum Lot Frontage	60 metres
b)	Minimum Lot Area	0.4 ha
c)	Maximum Lot Coverage	20%
d)	Minimum Front Yard Setback	7.5 metres
e)	Minimum Side Yard Setback	6 metres
f)	Minimum Rear Yard Setback	5 metres
g)	Maximum Height	15 metres

42.1.313.1.3 **Provisions for Residential Uses**

In the case of a ~~dwelling unit accessory to a non-residential use single detached dwelling or a dwelling unit in a commercial building~~ the following regulations shall apply:

- A maximum of two dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. ~~The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;~~
- ~~Any residential use permitted in a) above, must be accessory to the main commercial use on the lot;~~
 - ~~All residential units must be serviced by a private water supply and sewage system;~~
 - ~~Minimum ground floor area of the single detached dwelling shall be 50 m²;~~
 - ~~The maximum height of the single detached dwelling shall not exceed 9 metres;~~
 - ~~The minimum front yard for the single detached dwelling shall be 7.5 metres;~~
~~The minimum side yard and rear yard for the single detached dwelling shall be 6 metres;~~
 - ~~The single detached dwelling shall not be erected within 3 metres of any other building on the lot;~~

~~g) A dwelling unit in a commercial *building* must have a minimum *total floor area* of 35 m²;~~

~~ii. A Total *Lot Coverage* of up to 5% for all residential units is permitted;~~

~~Maximum of 5% of the *Lot Area* or a Maximum *Total Floor Area* of 300 m² for a *single detached dwelling*, whichever is the lesser.~~

4213.1.4 Provisions for *Hotel, Motel, Housekeeping and Rental Cottages*:

- i) Expansion limits will be restricted to the following provisions:
 - a) total number of bedrooms permitted will be up to a maximum of 1 bedroom for each 0.1 ha *lot area* or 1 bedroom for every 5 metres of *lot frontage*;
 - b) commercial *structures* may be expanded to a maximum of twice the *existing total floor area* in 1995 up to a maximum of 20% *lot coverage*;
 - c) the maximum *total floor area* for each cabin shall be 100 metres square;
 - d) the maximum *height* for each cabin shall be:
 - i) Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6 - 9 metres; and
 - ii) Wards 2, 3, 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station - ~~6 m~~ metres.
 - ii) Fuel pumps will be located in compliance with Subsection 5.12, 'Fuel Pump Location'.

4213.1.5 Non-Residential *Accessory Uses*

The PBC *Zone* provisions shall apply to *buildings* and *structures used for accessory uses*, except where the regulations of Section 5, General Provisions prescribes regulations for specific *accessory buildings* or *structures*.

4213.2 SPECIAL EXCEPTION REGULATIONS – POINTE au BARIL COMMERCIAL (PBC)

The regulations contained in Subsection 4213.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 4213.2.

4213.2.1 Pointe au Baril Commercial Exception 1 (PBC-1)

PBC-1

Part of Lot 28, Concession 5, being Lot 13 of Plan M-602, designated as Parcel 18491 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

4213.2.1.1 Permitted *Uses*

Uses permitted for lands zoned PBC-1 are limited to the following:

- i) *boat* storage.

4213.2.1.2 *Zone Standards*

The regulations of Section 4213.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PBC-1 *Zone*, with the exception of the following site-specific provision:

- i) any area *used for boat* storage shall be set back a minimum distance of 30 metres from the *front lot line* and 10 metres from the *rear* and *side lot lines*.

4213.2.2 Pointe au Baril Commercial Exception 2 (PBC-2)

PBC-2

Part of Lot 25, Concession 4, being Parcel 3747 PSNS, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

4213.2.2.1 Permitted Uses, Buildings and Structures

Uses permitted for lands zoned PBC-2 are limited to the following:

- i) *Business Office or Professional Office*
- ii) *Contractor's Yard or Custom Workshop*
- iii) *Commercial Vehicle Parking*
- iv) *Retail Store*
- v) *Restaurant, Tavern or Snack Bar*
- vi) *Service Shop*
- vii) *Equipment sales and rentals*
- viii) *Snowmobile Sales and Service Establishment*
- ix) *Warehouse or Storage Use*
- x) *Tourist Information Booth*
- xi) *Boat docking, buildings or structures for boat storage, boat and watercraft rentals and sales, or fuel sales.*

4213.2.2.2 Zone Standards

The regulations of Section ~~4213~~ 4213.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PBC-2 *Zone*, with the exception of the following site-specific regulations:

- i) The minimum *lot frontage* shall be 30 metres.
- ii) The minimum *lot area* shall be 0.2 hectares.

Section 13-14 - General Employment Industrial Commercial (EGIC) Zone

Within a General Employment Industrial Commercial (EGIC) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

13.1.1 General Use Provisions:

13.1.1.1 Permitted Uses

Main Uses:

- Light Industrial Use
- Medical or veterinary clinic
- Professional Office or Business Office
- Contractors Yard or Custom Workshop
- Equipment Sales and Rentals
- Commercial Vehicle Parking
- Building Supply Establishment
- A Financial Institution or Bank
- Retail Store
- Snowmobile Sales and Service Establishment
- Warehouse or Storage Use
- Motor Vehicle Gasoline Bar or Service Station
- Tavern
- Restaurant
- Drive Through Restaurant
- Boat docking, buildings or structures for boat storage, boat and watercraft rentals and sales, or fuel sales.

Accessory Uses:

- ~~A dwelling unit accessory to a non-residential use~~ ~~One single detached dwelling or one dwelling unit in a non-residential building that is occupied by the owner or employee of one of the main permitted uses.~~

13.1.2 Zone Standards

a)	Minimum Lot Frontage	100 metres
b)	Minimum Lot Area	0.4 ha
c)	Maximum Lot Coverage	20%
d)	Minimum Front Yard Setback	7.5 m ⁽¹⁾
e)	Minimum Side Yard Setback	6.0 metres
f)	Minimum Rear Yard Setback	5 metres
g)	Maximum Height	15 metres

- (1) Notwithstanding 14.1.2(d), within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.

13.1.1.3 Provisions for Residential Uses

In the case of a ~~single detached dwelling or a dwelling unit~~ accessory to a non-residential use the following regulations shall apply:

- i. ~~A maximum of two one dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use. The dwelling units may either be a single detached dwelling or a residential unit within a commercial building;~~
- ii. A Total lot coverage of up to 5% for all residential units is permitted;
- i. ~~Any residential use permitted in a) above, must be accessory to the main commercial use on the lot;~~

- ii. ~~All residential units must be serviced by a private water supply and sewage system;~~
- iii. ~~Minimum ground floor area of the single detached dwelling shall be 50 m²;~~
- iv. ~~The maximum height of the single detached dwelling shall not exceed:
 - ~~Wards 1 (excluding these lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m~~
 - ~~Wards 2, 3, 4 and including these lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m;~~~~
- v. ~~The minimum front yard for the single detached dwelling shall be 7.5 metres;~~
- vi. ~~The minimum side yard and rear yard for the single detached dwelling shall be 6 metres;~~
- vii. ~~The single detached dwelling shall not be erected within 3 metres of any other building on the lot;~~
- viii. ~~A dwelling unit in a commercial building must have a minimum total floor area of 35 m²;~~
- ix. ~~Maximum of 5% of the Lot Area or a Maximum Total Floor Area of 300 m² for a single detached dwelling, whichever is the lesser.~~

14.1.4 Non-Residential Accessory Uses

The EGIC Zone provisions shall apply to *buildings* and *structures used for accessory uses*, except where Section 5, General Provisions prescribes regulations for specific *accessory buildings* or *structures*.

Section 4415 - Contractor Commercial (CC) Zone

Within a Contractor Commercial (CC) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

4415.1 General Use Provisions:

4415.1.1 Permitted Uses

Main Uses:

- Contractor's yard
- Custom Workshop
- Boat docking, buildings or structures for boat storage, boat and watercraft rentals and sales, or fuel sales.

Accessory Uses:

Uses, buildings or structures accessory to a Main Use, including but not limited to the following:

- ~~A dwelling unit accessory to a non-residential use One single detached dwelling or one dwelling unit in a non-residential building that is occupied by the owner or employee of one of the main permitted uses.~~
- Accessory docking facilities.

4415.1.2 Zone Standards

a)	Minimum Lot Frontage	30 metres
b)	Minimum Lot Area	0.5 ha
c)	Maximum Lot Coverage	20%
d)	Minimum Front Yard Setback	See 4415.1.4 a)
e)	Minimum Side Yard Setback	See 4415.1.4 b)
f)	Minimum Rear Yard Setback	5 metres
g)	Maximum Height	15 metres

4415.1.3 Non-Residential Accessory Uses

The CC Zone provisions shall apply to buildings and structures used for accessory uses, except where Section 5, General Provisions prescribes regulations for specific accessory buildings or structures.

4415.1.4 Provisions for Contractor Commercial Uses

- a) The minimum front yard setback shall be as follows:
- i) Buildings or structures that do not exceed 6-9 metres shall be subject to a 7.5 metre minimum front yard setback;
 - ii) ~~Buildings or structures that are more than 6 metres but less than 9 metres in height shall have a minimum front yard setback of 9 metres;~~
 - iii) ~~Buildings or structures that are more than 9 metres in height shall have a minimum front yard setback of 12 metres.~~
 - iii) Notwithstanding the above, within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.
- b) The minimum side yard setback shall be as follows:
- i) Buildings or structures that do not exceed 6 metres shall be subject to a 3 metre minimum side yard setback;
 - ii) Buildings or structures that are more than 6 metres but less than 9 metres in height shall have a minimum side yard setback of 6 metres;

- iii) *Buildings or structures* that are more than 9 metres in *height* shall have a minimum *side yard setback* of 9 metres.

44.1-515.1.5 Provisions for Residential Uses Permitted in Section 4415.1.1

In the case of a *dwelling unit accessory to a non-residential use* ~~*single detached dwelling or a dwelling unit*~~ the following regulations shall apply:

- i. ~~A maximum of one *dwelling units* may be permitted on one *lot* for the personal use of the owner, operator or an employee of the commercial use; A maximum of one *dwelling unit* may be permitted on a *lot*;~~
- ii. ~~Total *Lot Coverage* of up to 5% for all residential units is permitted.~~
- ii. ~~Any residential use permitted in Section 14.1.1, must be accessory to the main commercial use on the *lot*;~~
- iii. ~~Minimum *ground floor area* of the detached dwelling shall be 50 m²;~~
- iv. ~~The maximum height of the *single detached dwelling* shall not exceed:
— Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: **9 m**;
— Wards 2, 3 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: **6 m**;~~
- v. ~~The minimum *front, side, and rear yard* for the *single detached dwelling* shall be 7.5 metres, 3 metres, and 6 metres, respectively;~~
- vi. ~~The *single detached dwelling* shall not be erected within 3 metres of any other *building* on the *lot*;~~
- vii. ~~A *dwelling unit* in a non-residential *building* must have a minimum *total floor area* of 35 m²;~~
- viii. ~~Maximum of 5% of the *Lot Area* or a Maximum *Total Floor Area* of 300 m² for a *single detached dwelling*, whichever is the lesser.~~

4415.2 SPECIAL EXCEPTION REGULATIONS – CONTRACTOR COMMERCIAL (CC)

The regulations contained in Subsection 4415.1, General Use Provisions, shall apply to the Special provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 4415.2

4415.2.1 Contractor Commercial Exception 1 (CC-1)

CC-1

Part of Lot 43, Concession 10, designated as Parcel 5727 P.S.N.S., in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

4415.2.1.1 Uses Permitted

The *uses* permitted in Section 4415 – Contractor Commercial (CC) *Zone*.

4415.2.1.2 Zone Standards

The regulations of Section 4415.1.2, *Zone Standards*, shall apply to the *uses* permitted in the CC-1 *Zone*, with the exception of the following site-specific regulation:

- i) a total *lot coverage* of 1,020 m² is permitted.

Section 4516 - Private Club (PC) Zone

Within a Private Club Commercial (PC) Zone, no *person* shall *use* any land, or *erect, alter* or *use* any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

4516.1 General Use Provisions:

45.1.416.1.1 Permitted Uses

Main Uses:

The following *uses* for members of the *private club* and *guests*:

- A *retail store*
- A *dining hall*
- A *lodge*
- A *private recreational facility*
- A *private club recreational facility*
- *Boat docking, buildings or structures* for *boat storage, boat* and *watercraft rentals and sales, or fuel sales.*

Accessory Uses:

Buildings, structures and *uses accessory* to a *Main Use* including but not limited to the following:

- ~~A dwelling unit accessory to a non-residential use~~ *One single detached dwelling or one dwelling unit in a non-residential building that is occupied by the owner or employee of one of the main permitted uses.*

4516.1.2 Zone Standards

a)	Minimum <i>Lot Frontage</i>	100 <u>metres</u>
b)	Minimum <i>Lot Area</i>	2 ha
c)	Maximum <i>Lot Coverage</i>	20%
d)	Minimum <i>Front Yard Setback</i>	7.5 m <u>(1)</u>
e)	Minimum <i>Side Yard Setback</i>	6 m
f)	Minimum <i>Rear Yard Setback</i>	6 m
g)	Maximum <i>Building Height (Main)</i>	15 m
h)	Maximum <i>Building Height (Accessory)</i>	6 m

(1) Notwithstanding 16.1.2(d), within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.

45.1.316.1.3 Provisions for Private Club Uses

The minimum *side yard setback* shall be increased to 6 metres where an adjoining *lot* is *used* for residential purposes or zoned in a Residential Zone.

45.1.416.1.4 Provisions for Residential Uses permitted in Section 4516.1.1:

In the case of a ~~dwelling unit accessory to a non-residential use~~ *single detached dwelling or a dwelling unit* the following regulations shall apply:

- ~~A maximum of one dwelling units may be permitted on one lot for the personal use of the owner, operator or an employee of the commercial use;~~
- ~~Total lot coverage of up to 5% for all residential units is permitted.~~
 - ~~A maximum of one dwelling unit may be permitted on a lot;~~
 - ~~Any residential use permitted in Section 15.1.1, must be accessory to the main private club use on the property;~~
 - ~~Minimum ground floor area of the detached dwelling shall be 50 m²;~~

- d) ~~The maximum height of the single detached dwelling shall not exceed:~~
 - ~~– Wards 1 (excluding those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station), 5 and 6: 9 m;~~
 - ~~– Wards 2, 3 4 and including those lands fronting Sturgeon Bay that are outside of Pointe au Baril Station: 6 m;~~
- e) ~~The minimum front, side and rear yard for the single detached dwelling shall be 7.5 metres, 3 metres, and 6 metres, respectively;~~
- f) ~~The single detached dwelling shall not be erected within 3 metres of any other building on the lot;~~
- g) ~~A dwelling unit in a non-residential building must have a minimum total floor area of 35 m²;~~
- h) ~~Maximum of 5% of Total Ground Floor Area to a Maximum Total Floor Area of 300 m² for a single detached dwelling.~~

4516.2 SPECIAL EXCEPTION REGULATIONS - PRIVATE CLUB (PC)

The regulations contained in Subsection 4516.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 4516.2.

4516.2.1 Private Club Exception 1 (PC-1)

PC-1

Island B601 (Good Cheer Island), in front of the geographic Township of Cowper, as shown on Schedule 'A' to this By-law.

4516.2.1.1 Permitted Uses

Uses permitted for lands zoned PC-1 are limited to the following:

- i) eight *single detached dwellings*;
- ii) *accessory buildings* and *structures* associated with each of the *dwelling units*.
- iii) 14 *sleeping cabins*, one of which has an *existing* size of 68.3 m²

4516.2.1.2 Zone Standards

The regulations of Section 4516.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PC-1 *Zone*, with the exception of the following site-specific provisions:

- i) any relocated *dwelling unit* shall be a minimum of 50 metres from any other *dwelling unit*;
- ii) the maximum total *lot coverage* shall not exceed 2,700 m²;
- iii) the maximum *ground floor area* of any one *dwelling unit* shall not exceed 275 m².
- iv) The following standards shall apply to the *sleeping cabin use*:
 - The maximum *Total Floor Area* of each *sleeping cabin* is 50.16 m², including the floor area of any *basement*
 - The *Sleeping Cabin* provisions under Section 5.36 c) – i) are applicable

4516.2.2 Private Club Exception 2 (PC-2)

PC-2

Island B17, designated as Parcel 2777 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this By-law.

4516.2.2.1 Permitted Uses, Buildings and Structures

Uses permitted for lands zoned PC-2 are limited to the following:

- i) four *single detached dwellings*;
- ii) *accessory buildings* and *structures* associated with each of the *dwelling units*.

4516.2.2.2 Zone Standards

The regulations of Section 4516.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PC-2 *Zone*, with the exception of the following site-specific provisions:

- i) the maximum total *lot coverage* shall not exceed 558 m².

4516.2.3 Private Club Exception 3 (PC-3)

PC-3

Island B18, designated as Parcel 2111 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' to this By-law.

4516.2.3.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4516 – Private Club (PC) Zone.

4516.2.3.2 Zone Standards

The regulations of Section 4516.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PC-3 Zone, with the exception of the following site-specific provisions:

- i) the maximum total *lot coverage* shall not exceed 25%.

4516.2.4 Private Club Exception 4 (PC-4)

PC-4

Lots 52, 53, 54 and 55, Concession 1, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*.

4516.2.4.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4516 – Private Club (PC) Zone

4516.2.4.2 Zone Standards

The regulations of Section 4516.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PC-4 Zone, with the exception of the following site-specific provisions:

- i) *buildings* and *structures* are permitted to be located within the required 3 metre *setback* from all areas zoned ~~Environmentally Sensitive~~ *Environmental Protection (ESEP)*, subject to approval from the Ministry of Natural Resources.

4516.2.5 Private Club Exception 5 (PC-5)

PC-5

Part of the Crown lake bed between Lot 56, Concession 2 and Island B17, in the geographic Township of Conger, as shown on Schedule 'A', and more particularly on Schedule 'B-23' to this *By-law*.

4516.2.5.1 Permitted Uses, Buildings and Structures

Uses permitted for lands zoned PC-5 are limited to the following:

- i) a pedestrian *walkway* connecting Part of Lot 56, Concession 2 and Island B17, in the geographic Township of Conger, as shown on Schedule 'B-23' to this *By-law*.

4516.2.5.2 Zone Standards

The regulations of Section 4516.1.2, *Zone Standards*, shall apply to the *uses* permitted in the PC-5 Zone.

4516.2.6 Private Club Exception 6 (PC-6)

PC-6

Ojibway Club, Ojibway Island

4516.2.6.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 4516 – Private Club (PC) Zone in addition to the following:

Main Uses:

- an *assembly hall*;
- meeting rooms;
- tennis courts;
- a *restaurant*;
- a pavilion or *gazebo*;
- rental cottages;
- *boat* storage, *boat* and watercraft rentals

Accessory Uses:

- Office unit for staff;
- *Laundromat*;
- Staff *dormitory*;

- *Single detached ~~residence~~ dwelling or a dwelling unit* in a non-residential *building* that is occupied by the owner or employee of the main permitted *use*

4516.2.6.2 Zone Standards

The regulations of Section 4516.1.2, *Zone Standards*, shall apply to the *uses* permitted in the (PC-6) *Zone*, with the exception of the following:

- A maximum of 8 tennis courts are permitted for the facility;
- Two *retail stores* are permitted for the facility

45.2.6.3 4516.2.6.3 Provisions for Residential Uses permitted in Section 4516.1.1:

In the case of a *single detached dwelling* or a *dwelling unit* the following regulations shall apply:

- A maximum of two *dwelling units* may be permitted on a *lot*
- A maximum of 8 residential rental units are permitted on property zoned (PC-6);
- Any residential *use* permitted in Section 4516.1.1, must be *accessory* to the main community facility *use* on the property;
- Minimum *ground floor area* of the *single detached dwelling* shall be 50 m²;
- The maximum *height* of the *single detached dwelling* shall not exceed 6 metres;
- The minimum *front yard, side yard* and *rear yard* for the *single detached dwelling* shall be 7.5 metres, 3 metres, and 6 metres, respectively;
- The *single detached dwelling* shall not be *erected* within 3 metres of any other *building* on the *lot*;
- A *dwelling unit* in a non-residential *building* must have a minimum *total floor area* of 35 m²;
- Maximum of 5% of Total *Ground Floor Area* to a Maximum *Total Floor Area* of 300 m² for a *single detached dwelling*.

4516.2.7 Private Club Exception 7 (PC-7)

PC-7

Parcel 25835 P.S.S.S. located in Lots 32 and 33, Concession 9, in the geographic Township of Conger, as shown on Schedule 'A' and more particularly on Schedule 'B-33' to this *By-law*.

4516.2.7.1 Permitted Uses, Buildings and Structures

Uses permitted for lands zoned PC-7 are limited to the following:

Main Use:

- a wilderness camp

Those *buildings* and *structures* permitted for lands zoned PC-7 shall be limited to the following:

- one dining *lodge*
- one *residence lodge*
- five *accessory* storage sheds
- four non-habitable *accessory tent structures*
- four *tent sites* containing a total of 16 habitable *tent structures*
- one *dock*
- one *bridge*
- one staff bunkhouse
- one laundry/shower house
- two *single detached dwellings*
- one *dwelling* within the *existing accessory storage building* and *porch* addition

4516.2.7.2 Zone Standards

The regulations of 'Section 4516.1.2 - *Zone Standards*', 'Section 4516.1.3 - *Provisions for Private Club Uses*' and 'Section 4516.1.4 - *Provisions for Residential Uses*' permitted in Section 4516.1.1, shall apply to the *uses* permitted in the PC-7 *Zone*, with the exception of the following *site-specific* regulations:

- i) the dining *lodge* shall not exceed a maximum of 2 *storeys* with a maximum *total floor area* of 440 m²;
- ii) the *residence lodge* shall not exceed a maximum of 2 *storeys* with a maximum *ground floor area* of 119 m²;
- iii) the five *accessory storage sheds* shall be restricted to:
 - two not exceeding two *storeys* in *height* with a maximum *ground floor area* of 9 m² each;
 - one not exceeding one *storey* in *height* with a maximum *ground floor area* of 35 m²;
 - one not exceeding one *storey* in *height* with a maximum *ground floor area* of 19 m²;
 - one not exceeding one *storey* in *height* with a maximum *ground floor area* of 540 m²;
- iv) *tent* site requirements:
 - maximum number of *tent sites*, in the locations depicted on Schedule 'B-33': 4
 - maximum *tent site area*: 0.4 ha
 - maximum number of habitable *tent structures* per *tent site*: 4
 - maximum *total floor area* of each habitable *tent structure*: 26.75 m²
 - maximum number of non-habitable *accessory tent structures* per *tent site*: 1
 - maximum *total floor area* of each non-habitable *accessory tent structure*: 47.5 m²
- v) one *docking envelope* will be permitted;
- vi) no temporary *tents* or trailers or other *structures used* for sleeping accommodation will be permitted on the subject property zoned, except the *tent structures* as permitted herein;
- vii) the maximum length of the *bridge* shall not exceed 40 metres and the maximum useable *deck* space within the hand railings of the *bridge* shall not exceed 1.68 metres in width;
- viii) the *bridge* is not to be *used* by conventional passenger vehicles;
- ix) the staff bunkhouse shall not exceed 458 m² in size;
- x) the laundry/shower house shall not exceed 112 m² in size;
- xi) the two *single detached dwellings* shall be restricted to:
 - one 140 m² *dwelling*,
 - one 157 m² *dwelling*;
- xii) the one *dwelling* within the *existing accessory storage building* shall not exceed 112 m² as a second *storey* addition within the *existing* 540 m² *accessory storage building*, with the addition of a *porch* for a *total floor area* of 682 m².

4516.2.7.3 Definitions

For the purpose of 'Section 4516.2.7 – Private Club Exception 7 (PC-7)', the following definitions shall apply:

Wilderness Camp

A wilderness camp is defined as a recreational program based on activities and challenges associated with a wilderness experience. The setting is rustic with only temporary or minor, *accessory structures used* for the wilderness camp. The camping activities are to be isolated in a wooded and natural environment. Learning about the environment and wilderness experiences through low-impact recreational functions is the key, fundamental role of a wilderness camp.

Tent Site

An area designated for a maximum of four habitable *tent structures* and includes an *accessory non-habitable tent structure*. The *tent site* is the only area on the subject property that campers, associated with the wilderness camp, may *erect their tent structures*.

Habitable Tent Structure

A *structure* made out of wood with a roof, a knee wall and a floor for the sleeping accommodation of campers. The *structure* is to be open-walled. The maximum *ground floor area* for a *tent structure* is 26.75 m² (290 ft²).

Non-habitable Accessory Tent Structure

A *structure* containing a roof and a knee wall but without a floor. The *accessory structure* is to accommodate *cooking facilities*, dining area, and storage associated with each *tent site*.

Section ~~16-17~~ - Natural State (NS) Zone

Within a Natural State (NS) *Zone*, no *person* shall *use* any land, or *erect, alter* or *use* any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

~~16.1.17.1~~ General Use Provisions:

~~16.1.17.1.1~~ Permitted Uses

Main Uses:

- *Uses existing* at the date of passing of this by-law
- *Passive recreational use*

Accessory Uses:

- *Accessory Uses existing* at the date of passing of this by-law

~~16.17.1.2~~ Permitted Buildings and Structures

As *existing* at the date of incorporation of the Township of The Archipelago.

~~16.17.1.3~~ Zone Standards

As *existing* at the date of incorporation of the Township of The Archipelago.

~~16.17.1.4~~ Provisions for Residential Uses

- a) An *existing single detached dwelling*, including *accessory buildings* and *structures*, as *existing* at the date of incorporation of the Township of The Archipelago is permitted to continue to be *used* for residential purposes;
- b) No new *buildings* or *structures* or enlargements or expansions of *existing buildings* or *structures*, either horizontally or vertically are permitted in the NS *Zone*. The restriction on expansions to *structures* also applies to *docks* and *decks*.

~~16.17.1.5~~ Provisions for Passive Recreation Uses

No new *building* or *structure* or enlargements or expansions of *existing buildings* or *structures*, either horizontally or vertically are permitted for *passive recreation uses* in the NS *Zone*. The restriction on expansions or enlargements of *structures* also applies to *decks* and *docks*.

Section ~~17-18~~ - Natural State Conservation (NSC) Zone

Within a Natural State Conservation (NSC) *Zone*, no *person* shall *use* any land, or *erect, alter* or *use* any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

~~17.118.1~~ General Use Provisions:

~~17.1.18.1.1~~ Permitted Uses:

- Long term *conservation* of land in its natural state, excluding *main* or *accessory buildings* and *structures* or additions thereto.

Section 18-19 – Environmentally Sensitive Environmental Protection (ESEP) Zone

Within an Environmentally Sensitive (ES) Environmental Protection (EP) Zone, no *person* shall use any land, or *erect, alter* or use any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

18-19.1 General Use Provisions:

18-19.1.1 Permitted Uses

- *Uses* connected with the *conservation* of water, soil, wildlife and other natural resources.
- *Passive recreational uses*
- Flood and erosion/sediment control *structures*
- *Existing buildings, structures* and *uses*
- *Docks and a Boathouse/Boatport* as provided by the provisions of Section 5.

18-19.1.2 Zone Standards

- Buildings* and *structures* of any kind including but not limited to extensions or enlargements to *existing buildings* or *structures*, observation platforms are prohibited within the ES-EP Zone.
- Flood, erosion* or sedimentation control *structures* may only be permitted with the approval of the Ministry of Natural Resources and the Department of Oceans and Fisheries Canada.

Section 19-20 – Environmentally Sensitive Environmental Protection One (ES1EP1) Zone

Within an Environmentally Sensitive Environmental Protection One (ES1EP1) Zone, no *person* shall use any land, or *erect, alter* or use any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

19.1 General Use Provisions:

19.1.1 Permitted Uses

- *Uses* connected with the *conservation* of water, soil, wildlife and other natural resources.
- *Passive recreational uses*
- Flood and erosion/sediment control *structures*
- *Existing buildings, structures* and *uses*
- *Docks and a Boathouse/Boatport* as provided by the provisions of Section 5.

19.1.2 Zone Standards

Buildings and *structures* of any kind including but not limited to extensions or enlargements to *existing buildings* or *structures*, observation platforms, are prohibited within the ES1 Zone. *Flood, erosion* or sedimentation control *structures* may only be permitted with the approval of the Ministry of Natural Resources and the Department of Oceans and Fisheries Canada.

Section 20 – Environmentally Sensitive Two (ES2) Zone

Within an Environmentally Sensitive Two (ES2) Zone, no *person* shall use any land, or *erect, alter* or use any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

20.1 General Use Provisions:

20.1.1 Permitted Uses

- *Uses* connected with the *conservation* of water, soil, wildlife and other natural resources.
- *Passive recreational uses*
- Flood and erosion/sediment control *structures*
- *Existing buildings, structures* and *uses*

20.1.2 Zone Standards

- a) *Buildings* and *structures* of any kind including but not limited to extensions or enlargements to *existing buildings* or *structures*, observation platforms, portable or floating *docks*, *boathouses* or *boatports* are prohibited within the ES2 EP1 Zone.
- a)b) Flood, erosion or sedimentation control *structures* may only be permitted with the approval of the Ministry of Natural Resources and the Department of Oceans and Fisheries Canada.

20.2 Special Exception Regulations – Environmentally Sensitive Two Environmental Protection One (ES2EP1)

The regulations contained in Section 20.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection_ 20.2.

20.2.1 Environmentally Sensitive Environmental Protection Two-One Exception 1 (ES2EP1-1)

Lot 7 on Plan M-658, in the geographic Township of Shawanaga

20.2.1 Permitted Uses

Those *uses*, *buildings* and *structure* permitted under Section ~~20-19~~ Environmentally Sensitive Two Environmental Protection One (ES2EP1), with the following additional permitted *uses*:

- i) two elevated boardwalks;
- ii) a *dock* and/or *boathouse*.

20.2.2 Zone Standards

The regulations of Section 20.1.2, *Zone Standards*, shall apply to the *uses* permitted in the ES2EP1-1 Zone, with the exception of the following site-specific regulations:

- i) the maximum width of the elevated boardwalks shall not exceed 2 metres;
- ii) non-permitted *buildings* and *structures* may be *erected* without a *setback* from the ES2EP1-1 Zone, provided the *buildings* or *structures* or any part thereof does not encroach into the ES2EP1-1 Zone.

Section 21 - Existing Use (EU) Zone

Within an Existing Use (EU) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

21.1 General Use Provisions:

21.1.1 Permitted Uses

Main Uses

- Uses existing at the date of passing of this by-law

Accessory Uses

- Accessory uses to the permitted uses existing at the date of passing of this by-law

21.1.2 Permitted Buildings and Structures

- Buildings and structures existing at the date of passing of this By-law.

21.1.3 Zone Standards

As existing at the date of passing of this By-law.

21.1.4 Provisions for Residential Uses

- a) Existing single detached dwelling, as existing at the date of passing of this By-law, is permitted to continue to be used for residential purposes;
- b) No new buildings or structures or expansions to existing buildings or structures, either horizontally or vertically are permitted in the (EU) Zone. The restriction on expansions to structures also applies to docks and decks.

21.2 SPECIAL EXCEPTION REGULATIONS - EXISTING USE (EU)

The regulations contained in Subsection 21.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 21.2.

21.2.1 Existing Use Exception 1 (EU-1)

EU-1

Part of Lot 44, Concession 10, described as Bayfield Boathouse Lot No. 9, in the geographic Township of Harrison, as shown on Schedule 'A' to this By-law

21.2.1.1 Permitted Uses, Buildings and Structures

Buildings and structures permitted for lands zoned EU-1 are limited to the following:

- i) a boathouse.

21.2.2 Zone Standards

The regulations of Section 21.1.3, Zone Provisions, shall apply to the uses permitted in the EU-1 Zone, with the exception of the following site-specific regulations:

- i) the minimum side yard shall be 0.5 metres;
- ii) the boathouse shall be restricted to one storey and shall be permitted a maximum height of 6 ~~m~~ metres.

21.2.2 Existing Use Exception 2 (EU-2)

EU-2

- Part of Lot 44, Concession 10, described as Bayfield Boathouse Lot No. 14, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*;
- Part of Lots 44 and 45, Concession 10, described as Bayfield Boathouse Lot No. 15, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*;
- Part of Lot 44 and 45, Concession 10, described as Bayfield Boathouse Lot No. 16, in the geographic Township of Harrison, as shown on Schedule 'A' to this *By-law*.

21.2.2.1 Permitted Uses

Buildings and structures permitted for lands zoned EU-2 are limited to the following:

- i) one *boathouse*;
- ii) one *dock*;

21.2.2.2 Zone Standards

The regulations of Section 21.1.3, *Zone Provisions*, shall apply to the *uses* permitted in the EU-2 *Zone*, with the exception of the following site-specific regulations:

- i) the minimum *side yard* shall be 0.5 metres;
- ii) the *boathouse* shall be restricted to one *storey* and shall be permitted a maximum *height* of ~~6~~ metres.

21.2.3 Existing Use Exception 3 (EU-3)

EU-3

Part of Lot 25, Concession 10, being Part 14 of PSR-900, in the geographic Township of Conger, as shown on Schedule 'A' to this *By-law*

21.2.3.1 Permitted Uses

Buildings and structures permitted for lands zoned EU-3 are limited to the following:

- i) one 4.9 metre (16 foot) *dock*;
- ii) a *parking area*.

21.2.3.2 Zone Standards

The regulations of Section 21.1.3, *Zone Standards*, shall apply to the *uses* permitted in the EU-3 *Zone*.

Section 22 - Community Facility (CF) Zone

Within a Community Facility (CF) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

22.1 General Use Provisions:

22.1.1 Permitted Uses

Main Uses:

- Assembly hall
- Cemetery
- Chamber of commerce
- Institutional use
- Nursery school
- Passive recreation use
- Place of worship
- Public access point
- Private access point
- Public dock, pier or wharf
- Public parking area
- Public park
- Public recreational facility
- Public toilet
- Public tennis-sports court
- Tourist information booth
- Skating rink
- School
- Swimming Pool
- Nursery school
- Public park
- Cemetery
- Tennis-Sports courts
- Tourist information booth

Accessory Uses:

- Buildings, structures and uses accessory to a permitted use.

22.1.2 Zone Standards

a)	Minimum Lot Frontage	50 m
b)	Minimum Lot Area	2000 m ²
c)	Maximum Lot Coverage	40 %
d)	Minimum Front Yard Setback	7.5 m (1)
e)	Minimum Side Yard Setback	3 m
f)	Minimum Rear Yard Setback	5 m
g)	Maximum Height	15 m

(1) Notwithstanding 22.1.2(d), within Ward 5, where the front lot line abuts a waterway, the minimum front yard setback shall be 15 metres, except where otherwise specified in Section 5.35.

22.2 SPECIAL EXCEPTION REGULATIONS – COMMUNITY FACILITY (CF)

The regulations contained in Section 22.1, General Use Provisions, shall apply to the Special Provision Use area or areas defined below, except as otherwise specifically provided in the Special Use Regulations in this Subsection 22.2.

22.2.1 Community Facility Exception 1 (CF-1) CF-1

Part of Lots 25 and 26, Concession 10, being Parts 17 and 20 of PSR-883 and Part 17 of Plan PSR-900, designated as Parcels 18276, 18278 and 18279 P.S.S.S., in the geographic Township of Conger, as shown on Schedule 'A' attached to this *By-law*.

22.2.1.1 Permitted, Buildings and Structures

The *uses* permitted in Section 22 – Community Facility (CF) *Zone* are limited to the following:

- i) a *private access point* including a vehicle *parking area*;
- ii) *boat* launching facilities;
- iii) *docks*;
- iv) *accessory buildings and structures*.

22.2.1.2 Zone Standards

The regulations of section 22.1.2, *Zone Standards*, shall apply to the *uses* permitted in the CF-1 *Zone*.

22.2.2 Community Facility Exception 2 (CF-2) CF-2

Sans Souci Copperhead and Association Community Centre and Sans Soucci Tennis Club, Frying Pan Island.

22.2.2.1 Permitted Uses, Buildings and Structures

The *uses* permitted in Section 22 – Community Facility (CF) *Zone* in addition to the following:

Main Uses:

- a *retail store*;
- a *dining hall*;
- meeting rooms;
- a *restaurant*;
- a pavilion or *gazebo*;
- *boat* storage;
- *public recreational facility*;
- ~~tennis-sports~~ courts.

Accessory Uses:

- Office unit for the caretaker;
- *Single detached* ~~residence-dwelling~~ or a *dwelling unit* in a non-residential *building* that is occupied by the owner or employee of the main permitted *uses*.

22.2.2.2 Zone Standards

The regulations of section 22.1.2, *Zone Standards*, shall apply to the *uses* permitted in the CF-2 *Zone*, with the exception of the following:

- A maximum of 8 tennis courts are permitted for the facility

a)	Minimum <i>Lot Frontage</i>	100 m
b)	Minimum <i>Lot Area</i>	2 ha
c)	Maximum <i>Lot Coverage</i>	20%
d)	Minimum <i>Front Yard Setback</i>	7.5 m
e)	Minimum <i>Side Yard Setback</i>	6 m
f)	Minimum <i>Rear Yard Setback</i>	6 m
g)	Maximum <i>Building Height (Main)</i>	15 m
h)	Maximum <i>Building Height (Accessory)</i>	6 m

22.2.2.3 Provisions for Residential Uses permitted in Section 22.2.2:

In the case of a *single detached dwelling* or a *dwelling unit* the following regulations shall apply:

- a) A maximum of two *dwelling units* may be permitted on a *lot*;
- b) Any residential *use* permitted in Section 15.1.1, must be *accessory* to the main community facility *use* on the property;
- c) Minimum *ground floor area* of the *single detached dwelling* shall be 50 m²;
- d) The maximum *height* of the *single detached dwelling* shall not exceed 6 metres;
- e) The minimum *front yard*, *side yard* and *rear yard* for the *single detached dwelling* shall be 7.5 metres, 3 metres, and 6 metres, respectively;
- f) The *single detached dwelling* shall not be *erected* within 3 metres of any other *building* on the *lot*;
- g) A *dwelling unit* in a non-residential *building* must have a minimum *total floor area* of 35 m²;
- h) Maximum of 5% of Total *Ground Floor Area* to a Maximum *Total Floor Area* of 300 m² for a *single detached dwelling*.

22.2.3 Community Facility Exception 3 (CF-3)

CF-3

Parts 9 and 10 on Plan PSR-1516, in the geographic Township of Shawanaga, as shown on Schedule "A" attached to this *By-law*.

22.2.3.1 Permitted Uses, Buildings and Structures

Those *uses* permitted in Section 22 – Community Facility (CF) *Zone* are limited to the following:

Main Uses:

- *assembly hall*;
- *passive recreational use*;
- *public parking area*;
- *public recreational facility*;
- *public toilet*;
- *public tennis-sports court*;
- *skating rink*;
- *public park*.

Accessory Uses:

- *buildings, structures and uses accessory* to a permitted *use*.

22.2.3.2 Zone Standards

The regulations of section 22.1.2, *Zone Standards*, shall apply to the *uses* permitted in the CF-3 *Zone*, with the exception of the following site-specific regulation:

- the maximum *lot coverage* shall not exceed 350 m²

Section 23 - Pit and Quarry (PQ) Zone

Within a Pit and Quarry (PQ) Zone, no person shall use any land, or erect, alter or use any building or structure for or except such purposes and according to such provisions as set out in the following sub-sections.

23.1 General Use Provisions:

23.1.1 Permitted Uses

Main Uses:

- Sand and gravel pit or rock quarry extraction operation, not including an asphalt plant, portable or otherwise
- Storage yard for heavy equipment used in connection with a sand and gravel pit or rock quarry extraction operation.

Accessory Uses:

- Buildings, structures and uses accessory to a permitted use.

23.1.2 Zone Standards

a)	Minimum Lot Area	2 hectares
b)	Minimum Lot Frontage	150 metres
c)	Minimum Front Yard Setback	50 metres from roads and 120 metres from a waterbody
d)	Minimum Side Yard Setback	30 metres
e)	Minimum Rear Yard Setback	30 metres
f)	Maximum Height – Main Building	10 metres
g)	Maximum Height – Accessory Building	5 metres

Section 24 - Waste Disposal (WD) Zone

Within a Waste Disposal (WD) Zone, no *person* shall *use* any land, or *erect, alter* or *use* any *building* or *structure* for or except such purposes and according to such provisions as set out in the following sub-sections.

24.1 General Use Provisions:

24.1.1 Permitted Uses

Main Uses:

- A *waste disposal site* for collection, sorting, processing, recycling, composting or disposal.
- A *transfer station*

Accessory Uses:

- *Buildings, structures* and *uses accessory* to a permitted use.

24.1.2 Zone Standards

a)	Minimum <i>Lot Frontage</i>	100 <u>metres</u>
b)	Minimum <i>Lot Area</i>	1 <u>hectare</u>
c)	Minimum <i>Front Yard Setback</i>	100 <u>metres</u>
d)	Minimum <i>Side Yard Setback</i>	60 <u>metres</u>
e)	Minimum <i>Rear Yard Setback</i>	60 <u>metres</u>
f)	Maximum <i>Height</i>	12 <u>metres</u>

24.1.3 Provisions

- a) A *waste disposal site* must be *setback* from a *waterbody* by a minimum of 500 metres;
- b) No *waste disposal site* shall be located within 340 metres of a *dwelling unit* located on a separate *lot*.

Section 25 - Enactment

Schedules "A-1" and "A-2" inclusive; Schedules "B1" through to and including "B26"; Schedule "C" and Schedule "D" and all other notations thereon are hereby declared to form part of this *By-law*.

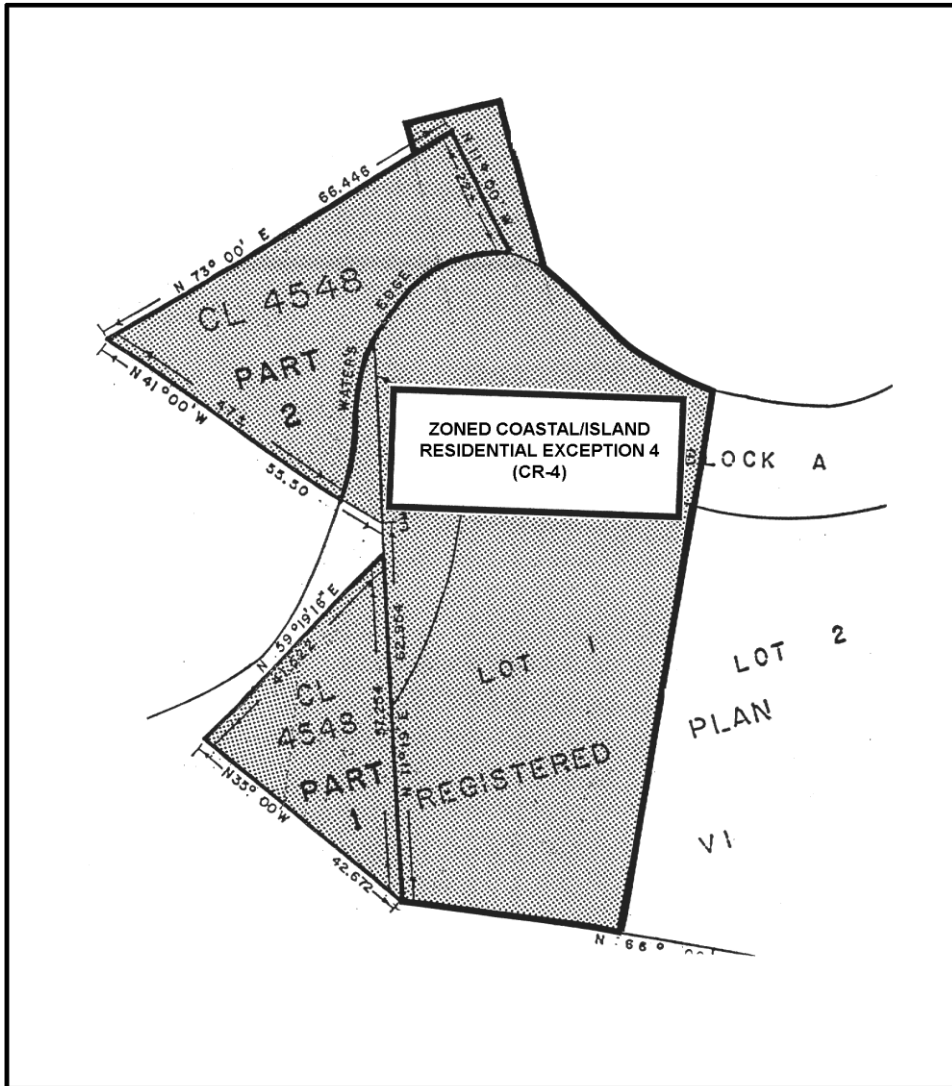
This *By-law* shall come into force and take effect upon being passed by *Council* subject to any approval necessary pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

In accordance with Subsection 34(17) of the *Planning Act*, R.S.O. 1990, c.P. 13 and having modified Draft Comprehensive Zoning By-law A2000-07 after the public meeting and the publicly circulated document, *Council* has determined that no further notice is to be given in respect of the Draft By-law, **Comprehensive Zoning By-law A2000-07** was **READ** and **FINALLY PASSED IN OPEN COUNCIL** this 22nd day of June, 2007.

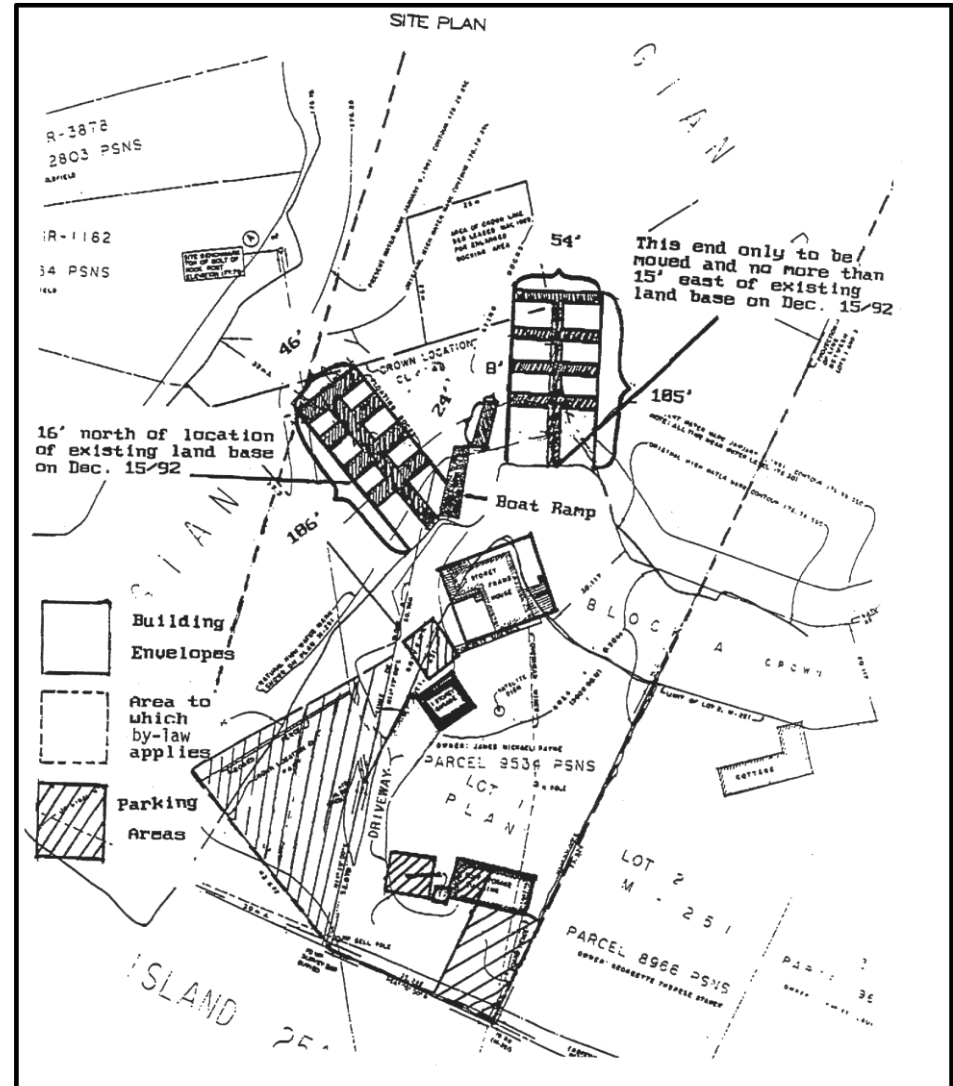
~~Peter Ketchum~~Bert Liverance, Reeve

~~Stephen P. Kaegi~~Maryann Martin, Clerk

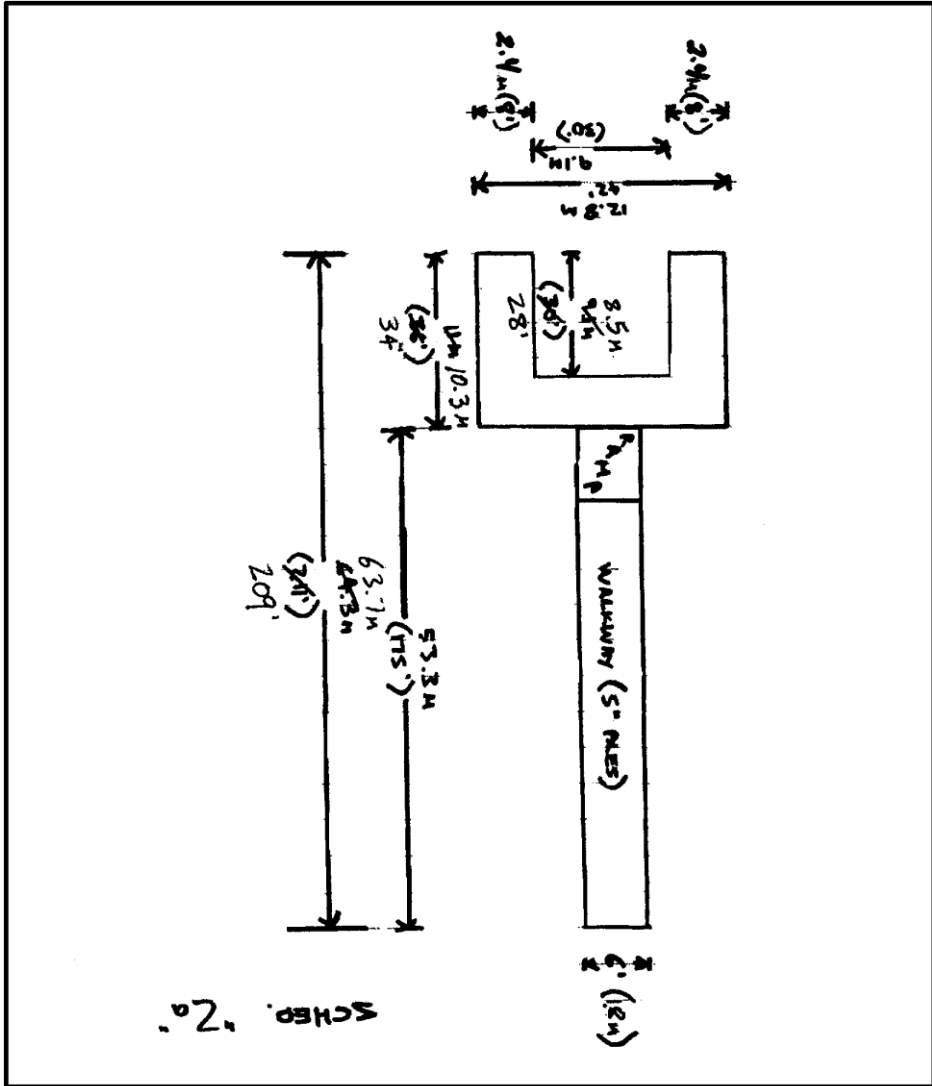
Schedule 'B'



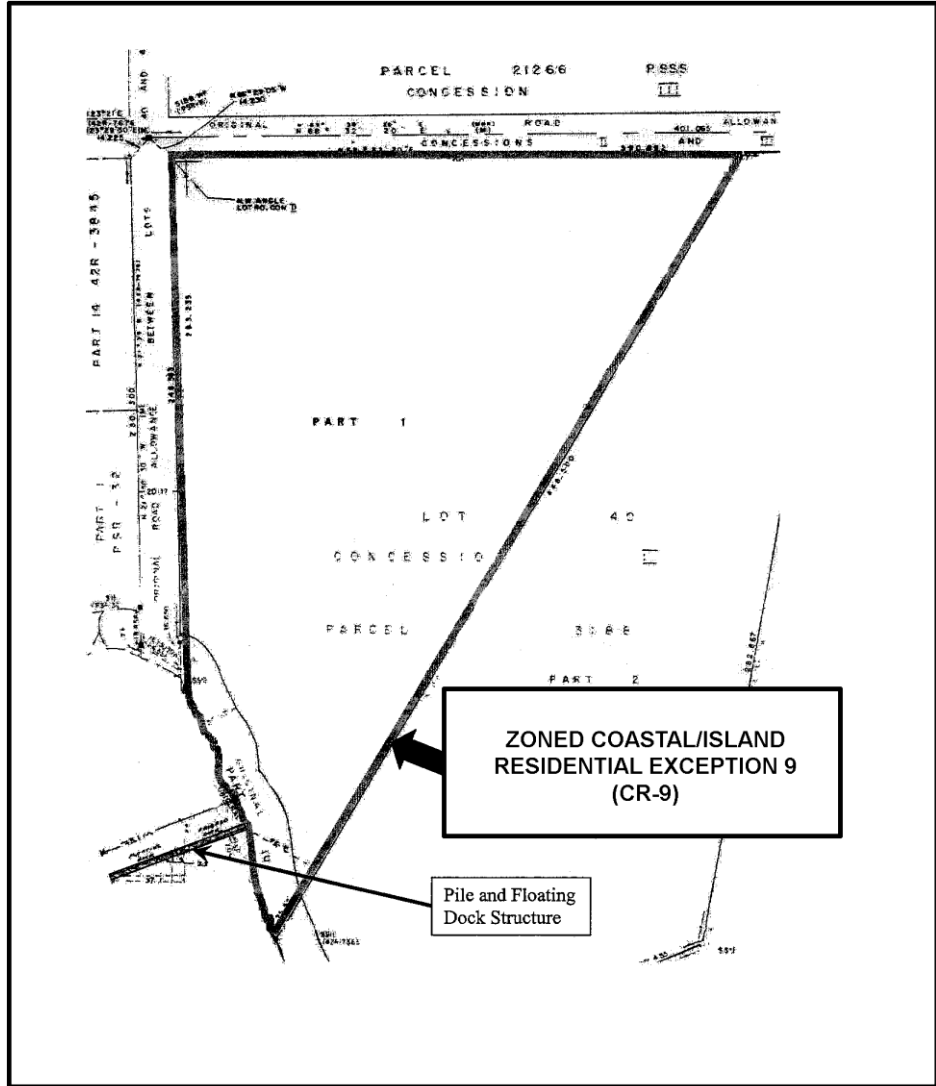
SCHEDULE 'B-1' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL EXCEPTION 4 (CR-4)



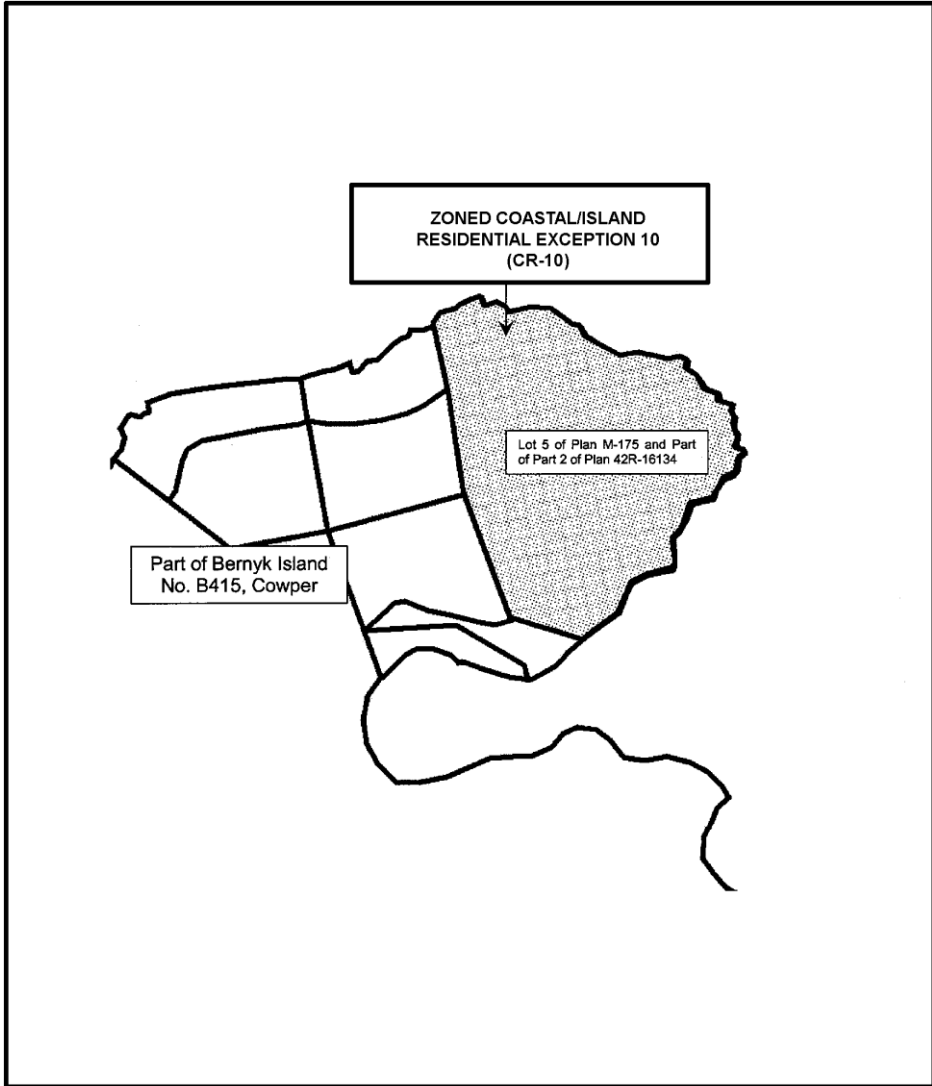
SCHEDULE 'B-2' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL EXCEPTION 4 (CR-4)



SCHEDULE 'B-3' OF BY-LAW A2000-07
 COASTAL/ISLAND RESIDENTIAL EXCEPTION 9 (CR-9)

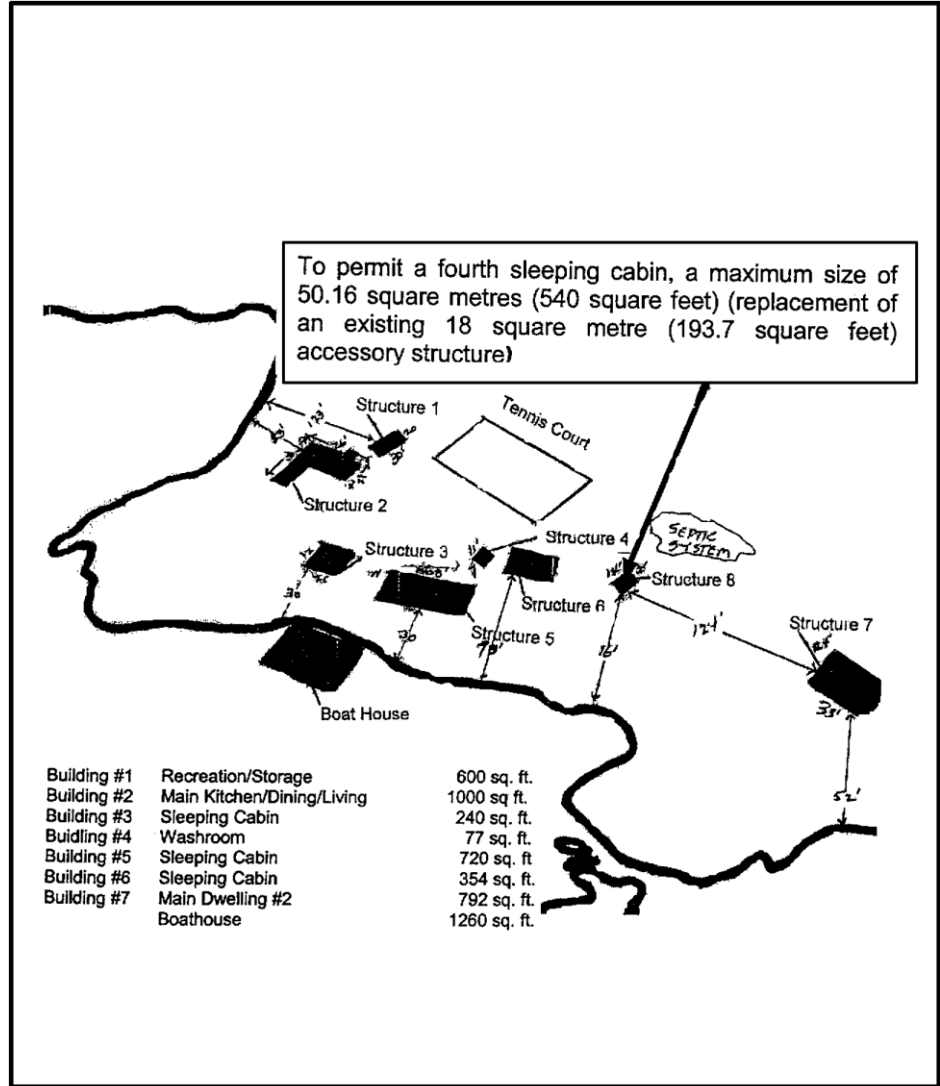


SCHEDULE 'B-4' OF BY-LAW A2000-07
 COASTAL/ISLAND RESIDENTIAL EXCEPTION 9 (CR-9)



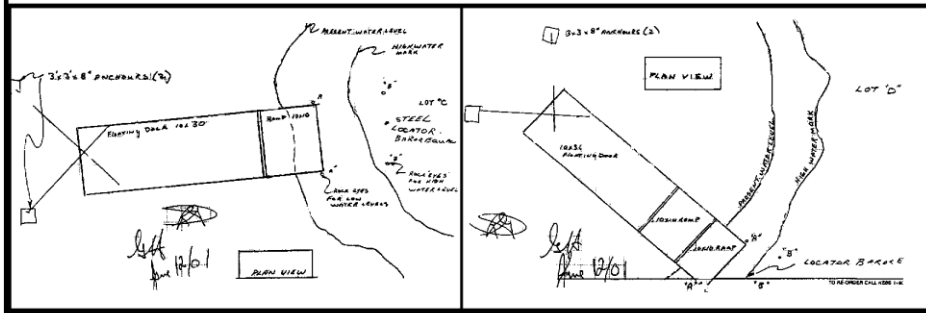
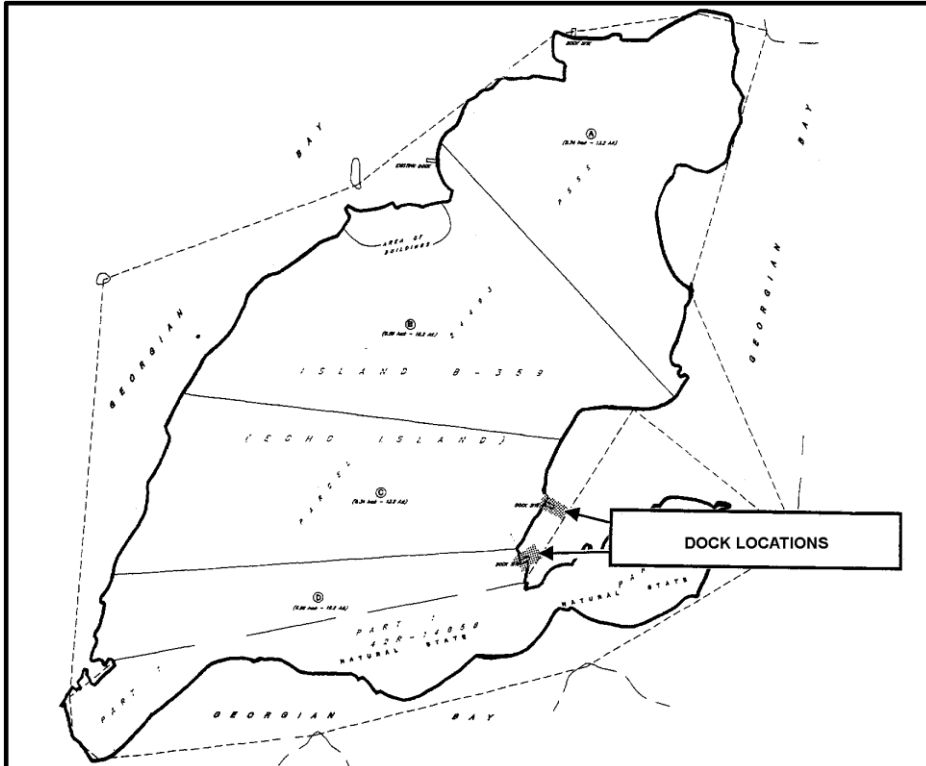
SCHEDULE 'B-5' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL EXCEPTION 10 (CR-10)



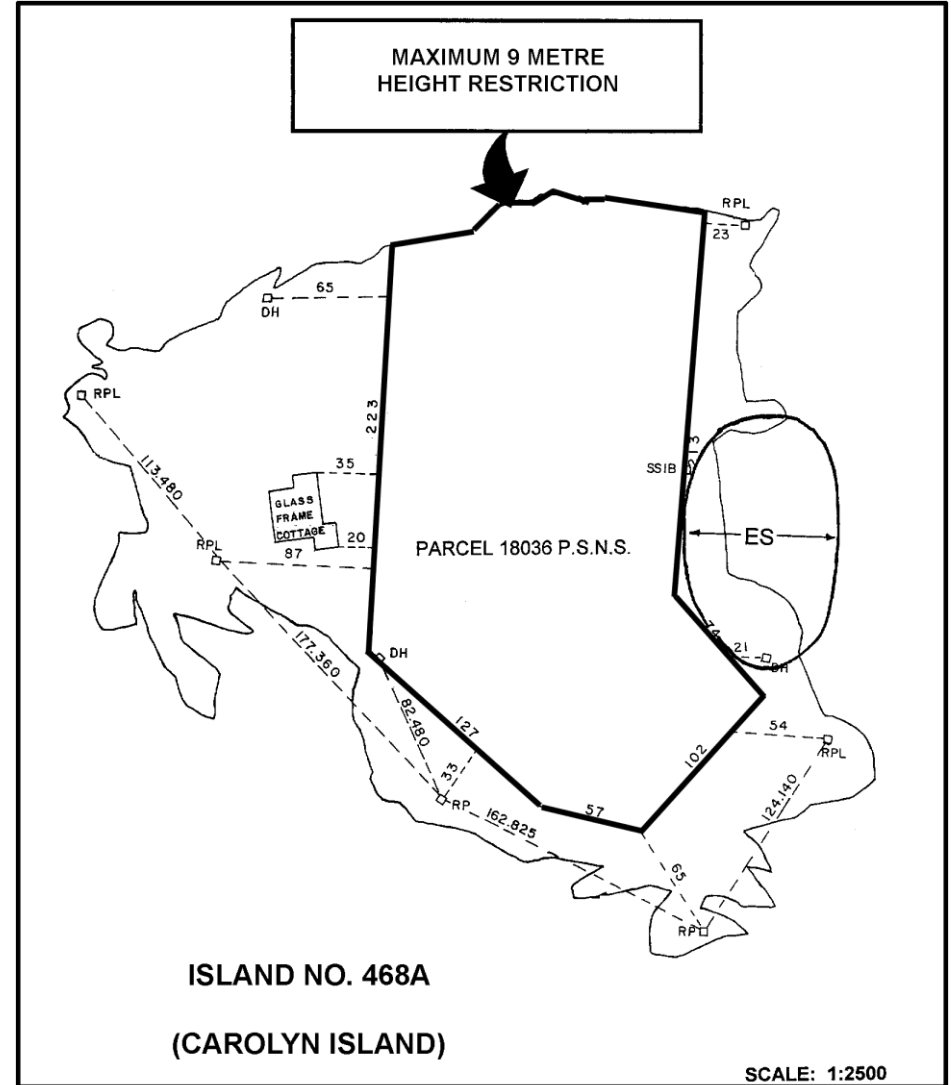
SCHEDULE 'B-6' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL EXCEPTION 11 (CR-11)



SCHEDULE 'B-15' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 27 (CR/D-27)

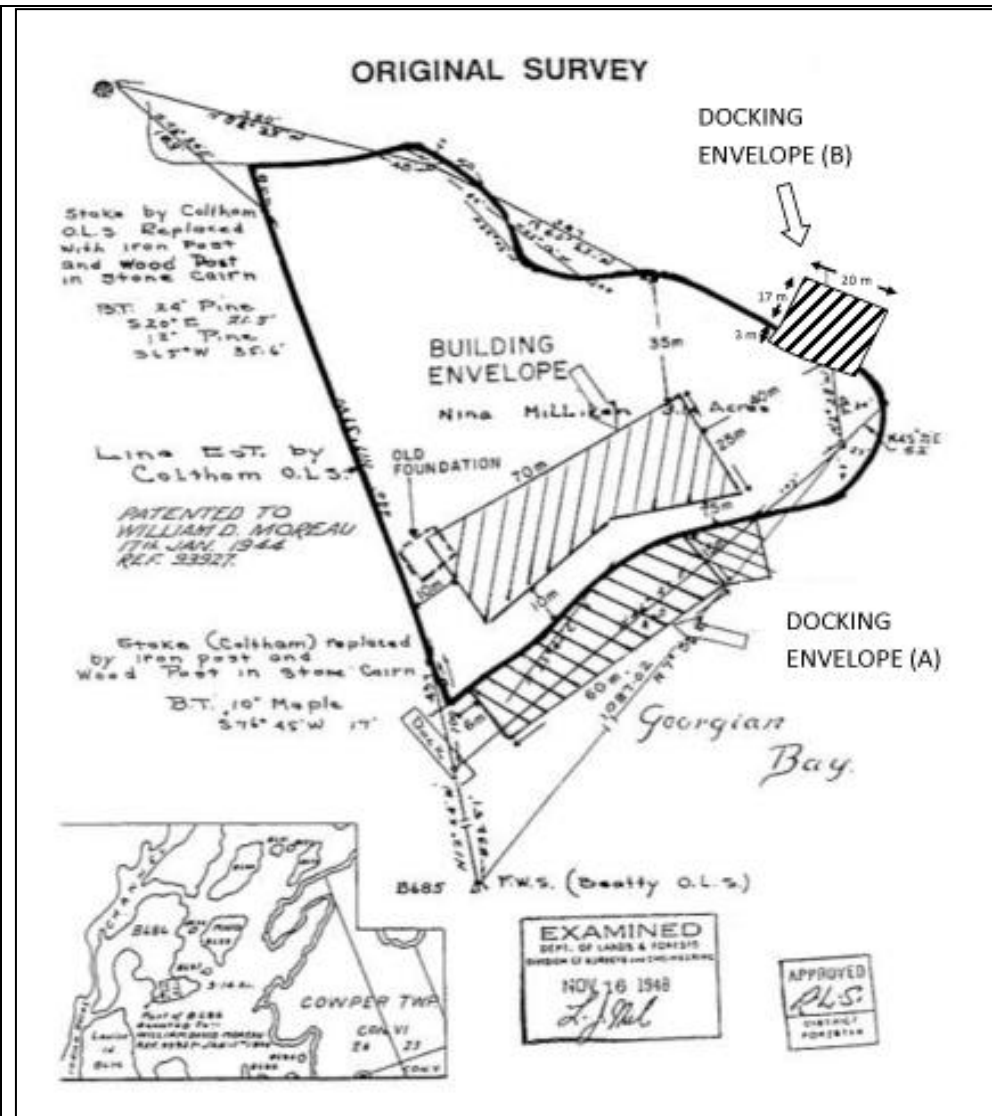


ISLAND NO. 468A
(CAROLYN ISLAND)

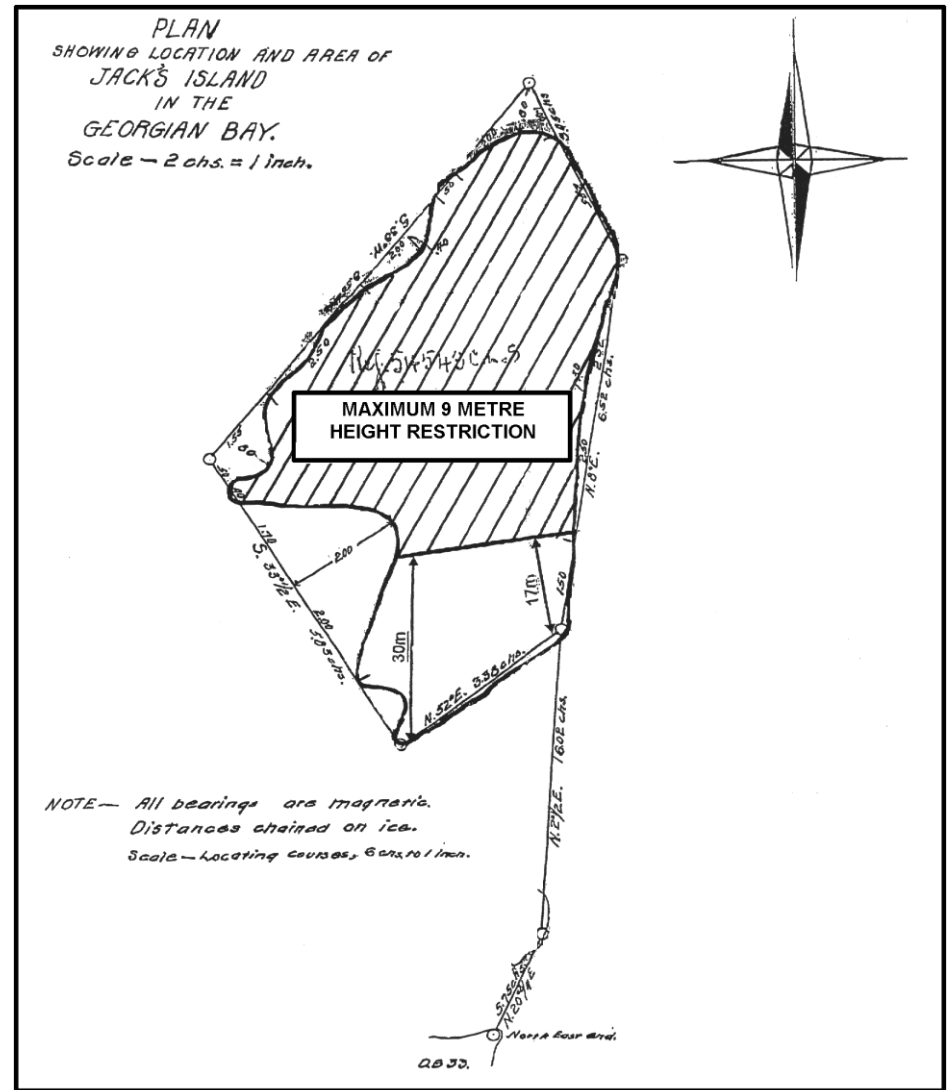
SCALE: 1:2500

SCHEDULE 'B-16' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 34 (CR/D-34)

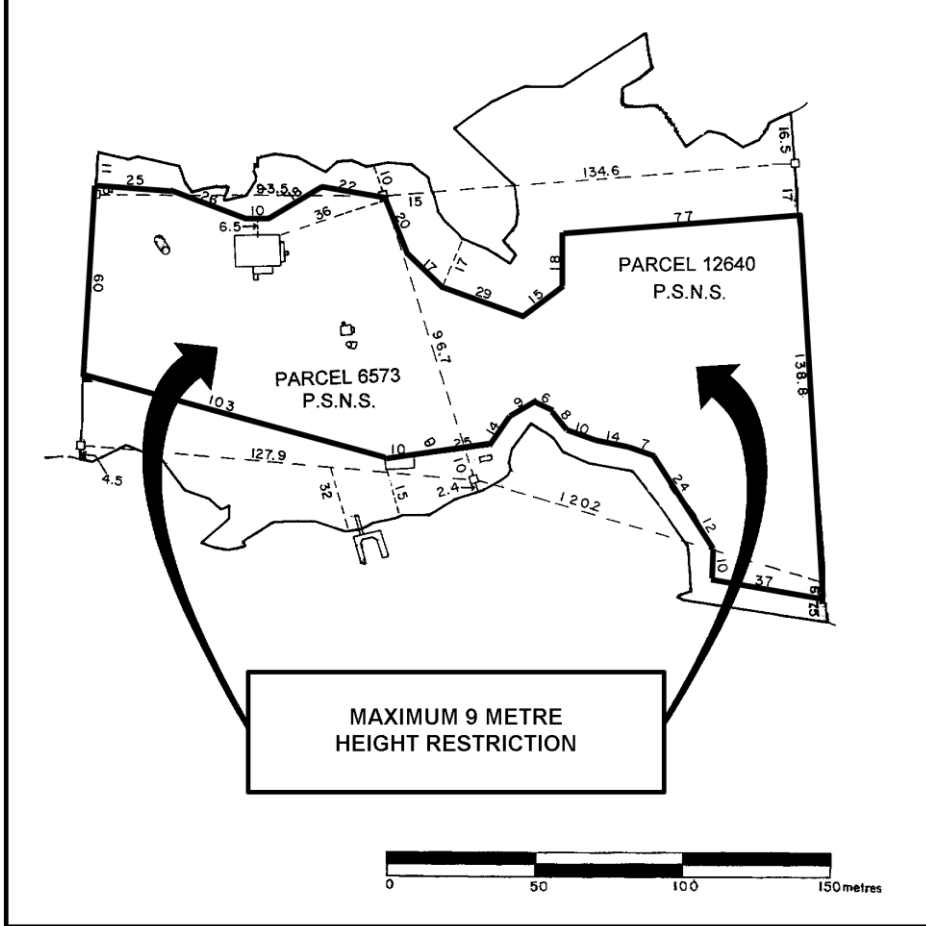


**SCHEDULE 'B-17' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 36 (CR/D-36)**



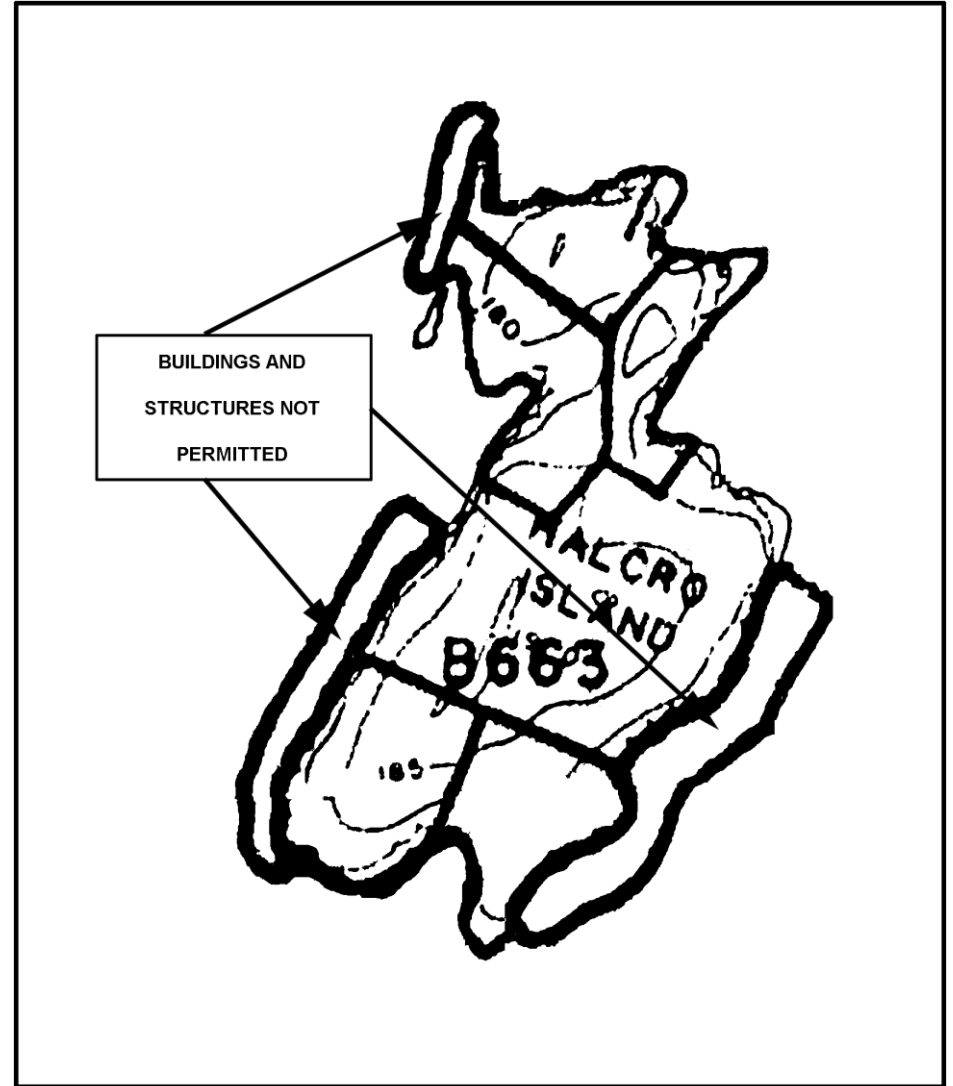
**SCHEDULE 'B-18' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL EXCEPTION 38 (CR-38)**

PART OF KISH-KA-DENA ISLAND 393A



SCHEDULE 'B-19' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 39 (CR/D-39)



SCHEDULE 'B-20' OF BY-LAW A2000-07

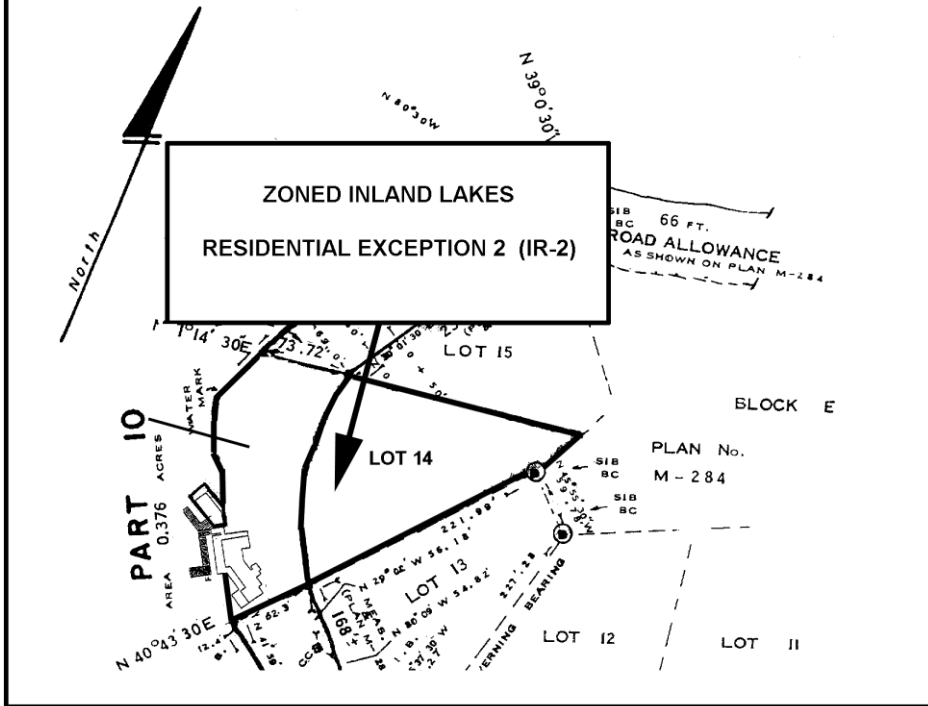
COASTAL/ISLAND RESIDENTIAL EXCEPTION 40 (CR-40)

42R-8506

PLAN AND FIELD NOTES OF LOCATION C.L. 4099
BEING PART OF LOT 25, CONCESSION 4 - CONGER
AND

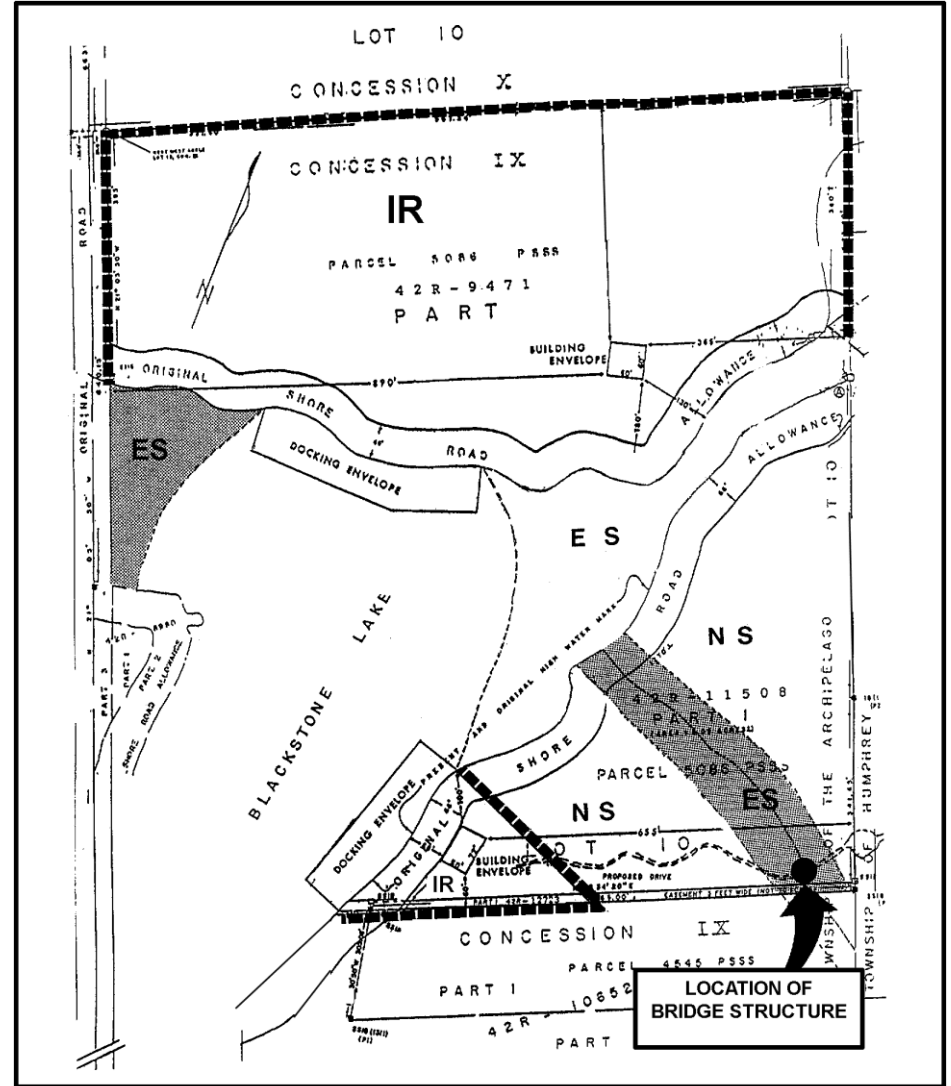
PLAN OF SURVEY OF
PARTS OF THE ORIGINAL SHORE ROAD ALLOWANCE IN FRONT OF LOTS 25 AND 26,
CONCESSIONS 4 AND 5, AND PARTS OF LOTS 25 AND 26, CONCESSIONS 4 AND 5, SHOWN AS THE
66 FT. ROAD ALLOWANCE ON REGISTERED PLAN M-284, AND PART OF LOTS 25 AND 26,
CONCESSION 4 IN THE
GEOGRAPHICAL TOWNSHIP OF CONGER, NOW IN THE
TOWNSHIP OF THE ARCHIPELAGO IN THE
DISTRICT OF PARRY SOUND, ONTARIO
SCALE 1 INCH = 100 FEET

BY R. BRYCE CODE, O.L.S., P. ENG.
1983



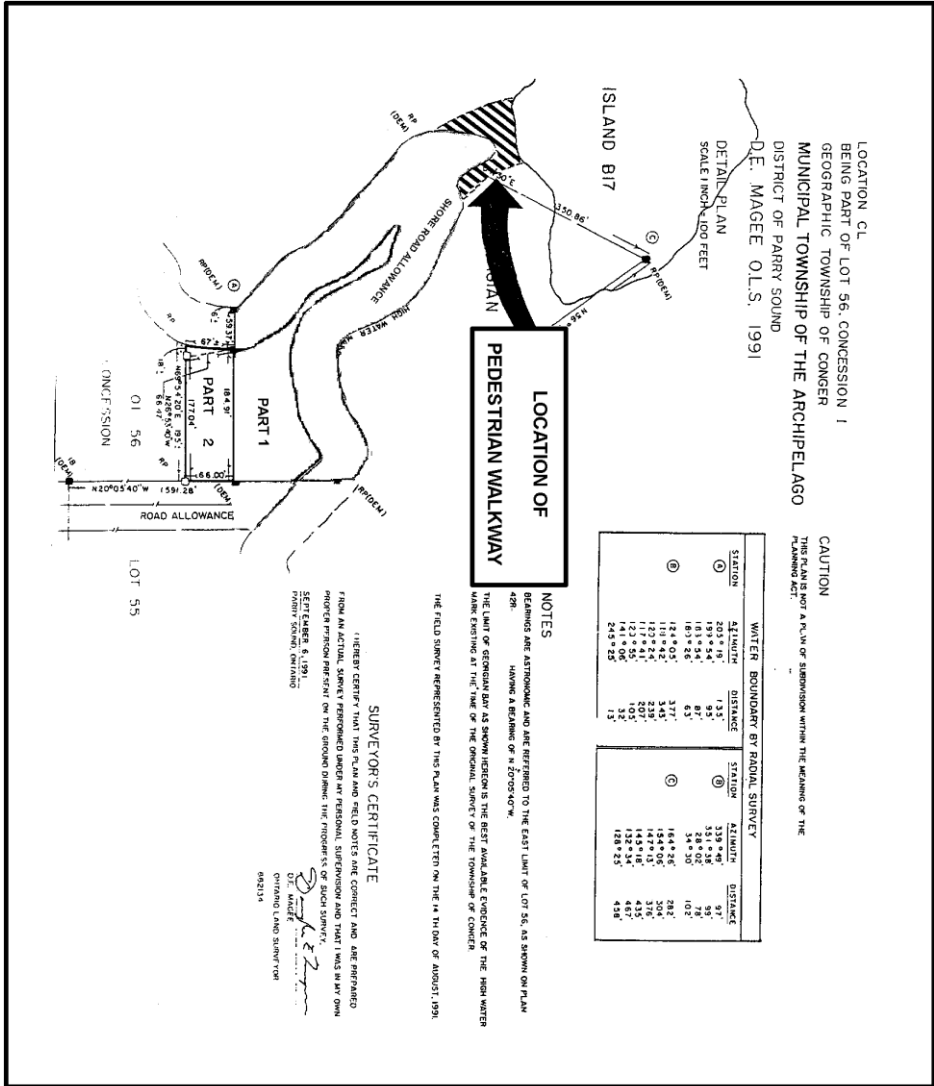
SCHEDULE 'B-21' OF BY-LAW A2000-07

INLAND LAKES RESIDENTIAL EXCEPTION 2 (IR-2)

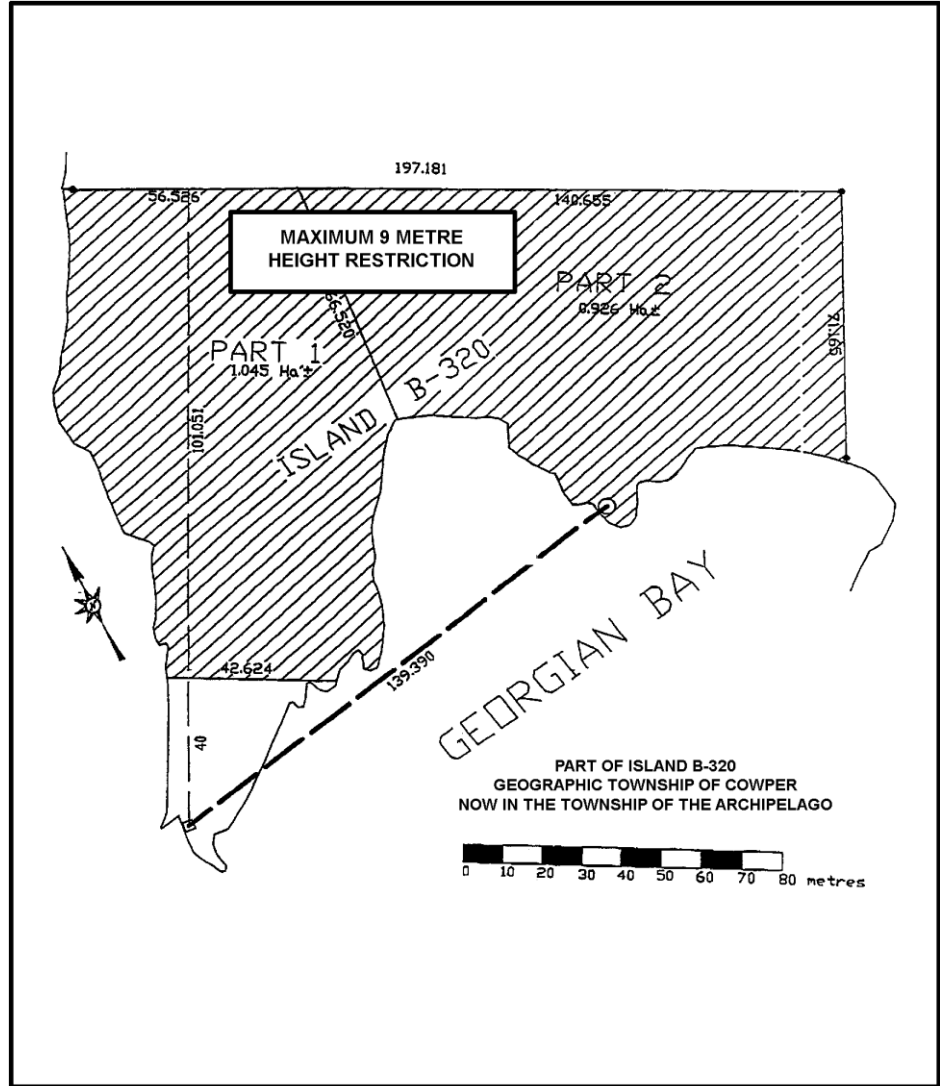


SCHEDULE 'B-22' OF BY-LAW A2000-07

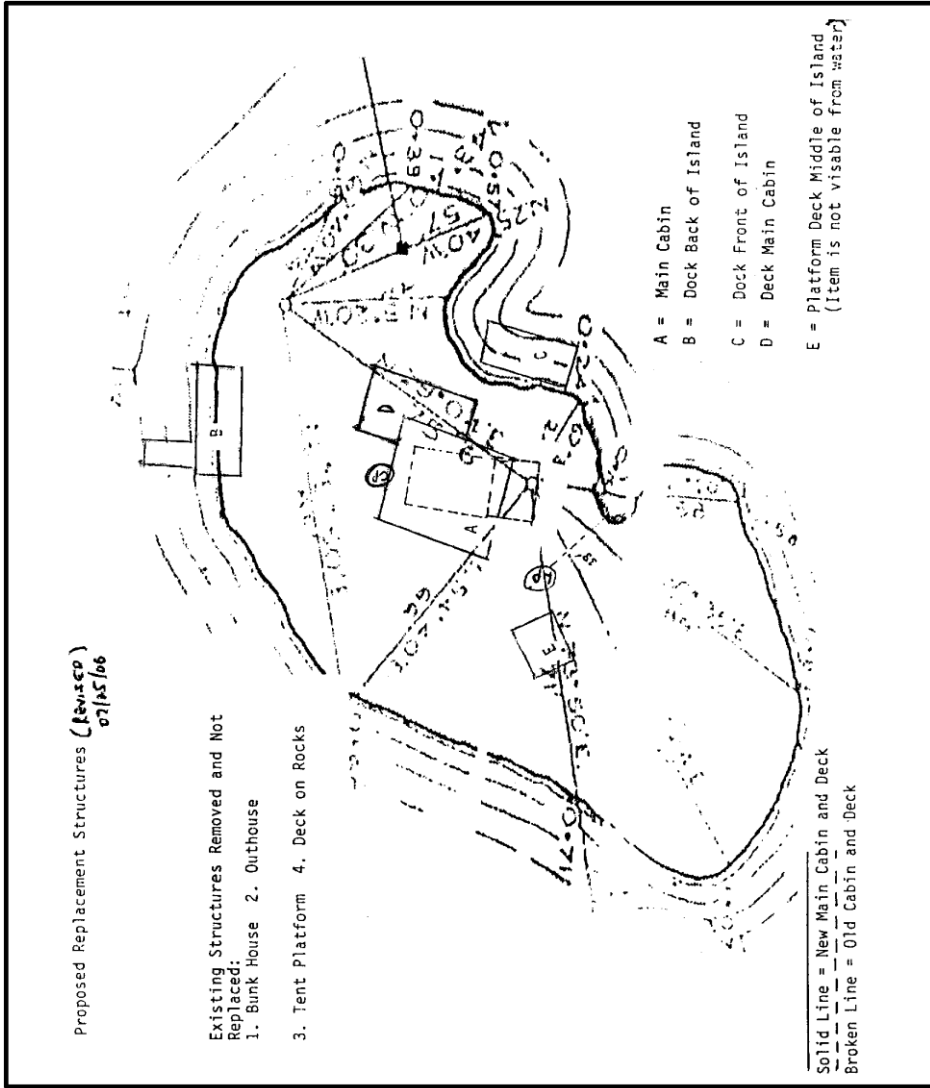
INLAND LAKES RESIDENTIAL EXCEPTION 9 (IR-9)



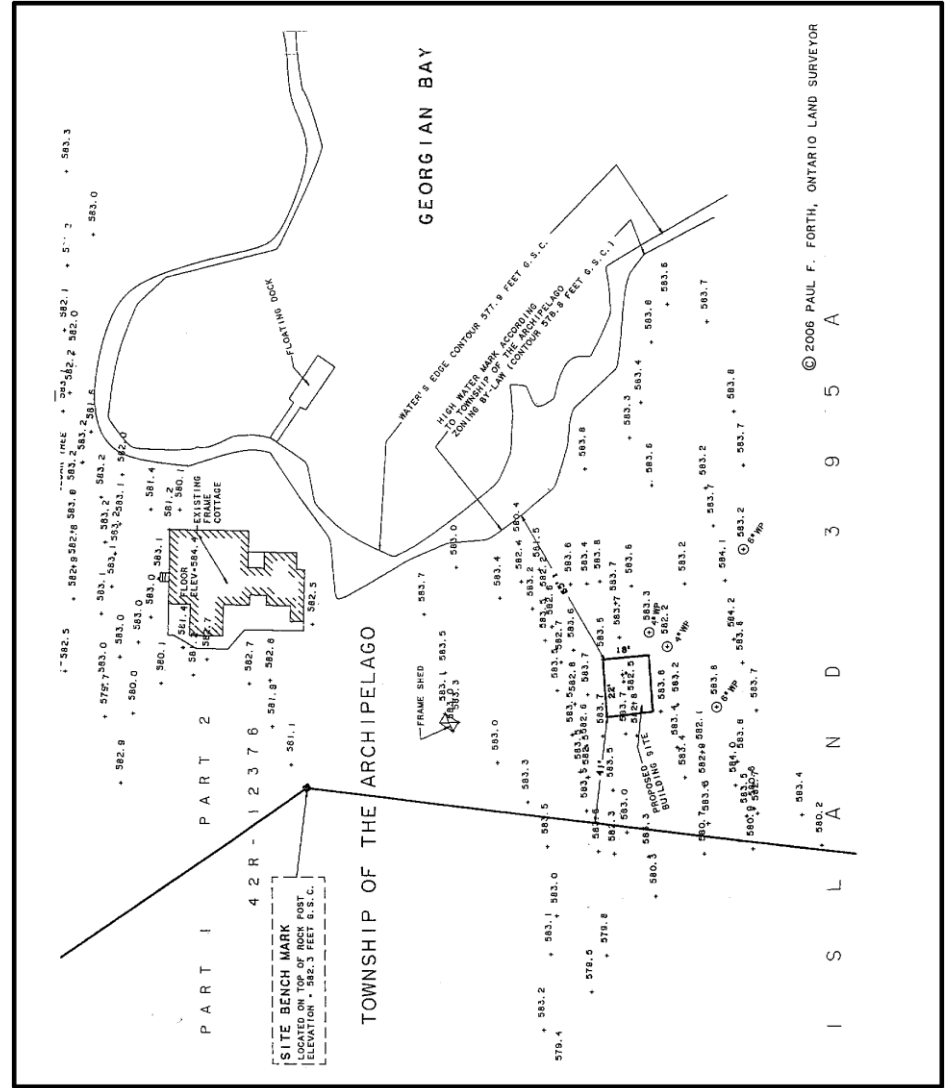
SCHEDULE 'B-23' OF BY-LAW A2000-07
PRIVATE CLUB EXCEPTION 5 (PC-5)



SCHEDULE 'B-24' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL EXCEPTION 42 (CR-42)

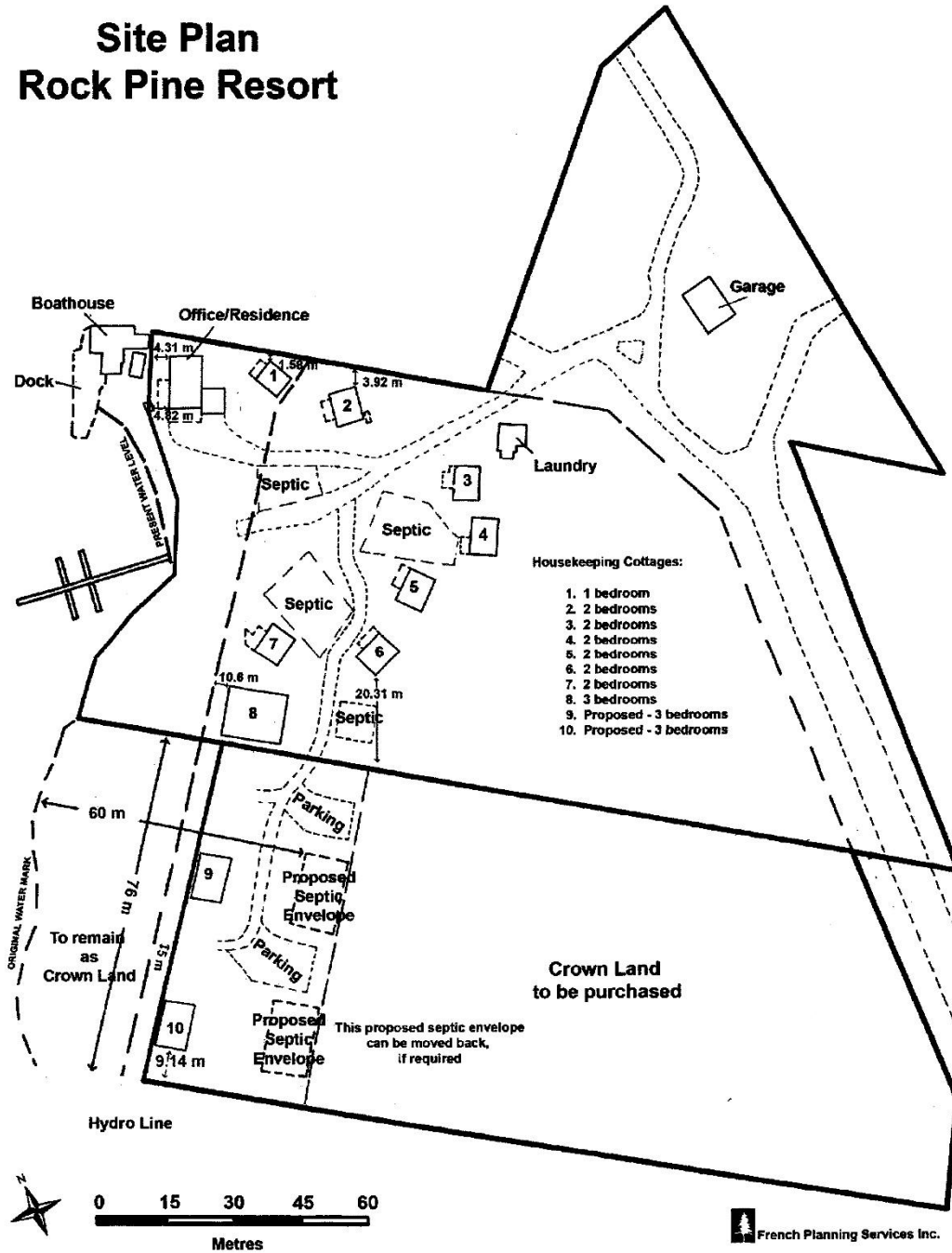


SCHEDULE 'B-25' OF BY-LAW A2000-07
 INLAND LAKES RESIDENTIAL EXCEPTION 11 (IR-11)



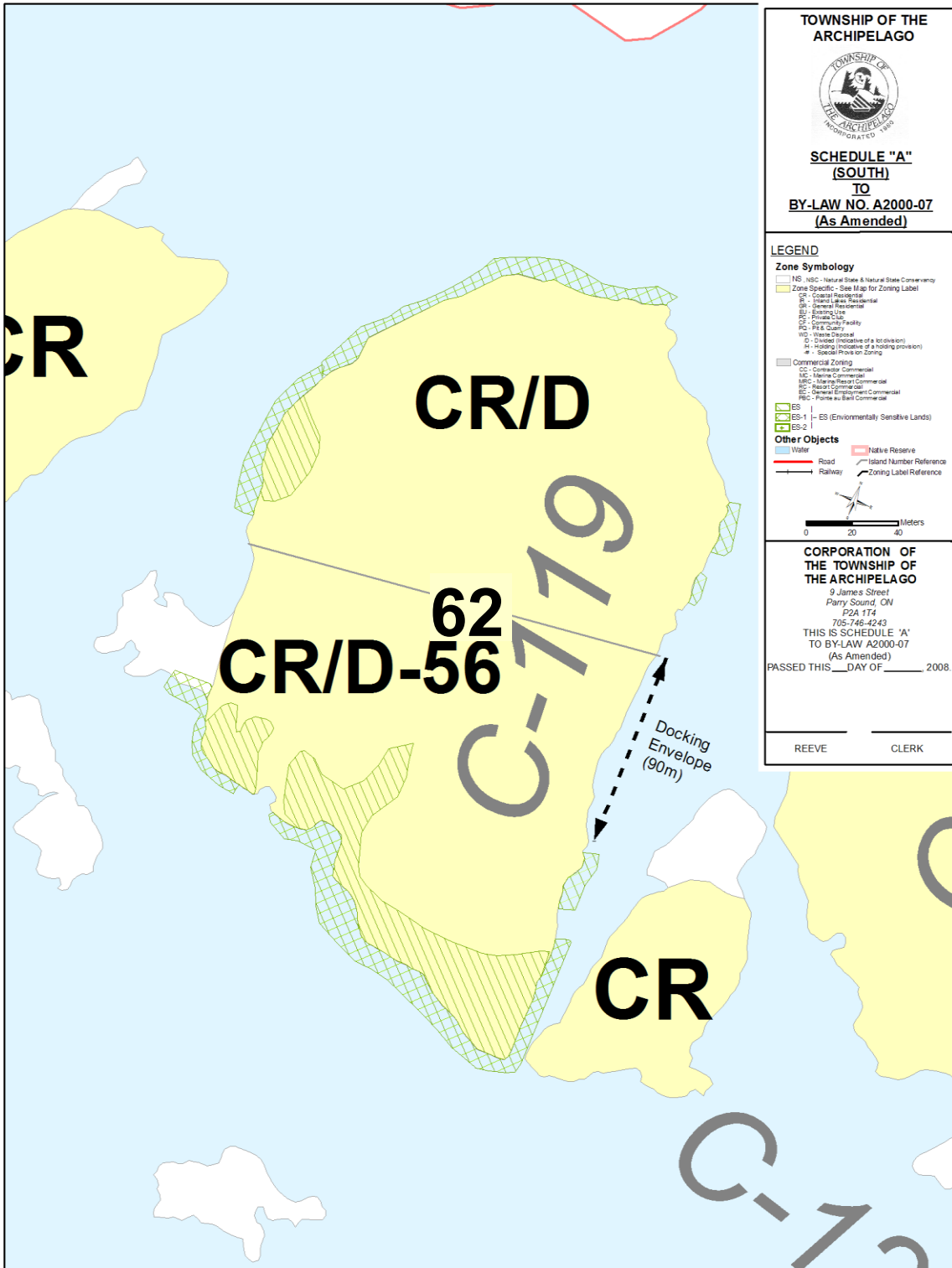
SCHEDULE 'B-26' OF BY-LAW A2000-07
 COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 43 (CR/D-43)

Site Plan Rock Pine Resort



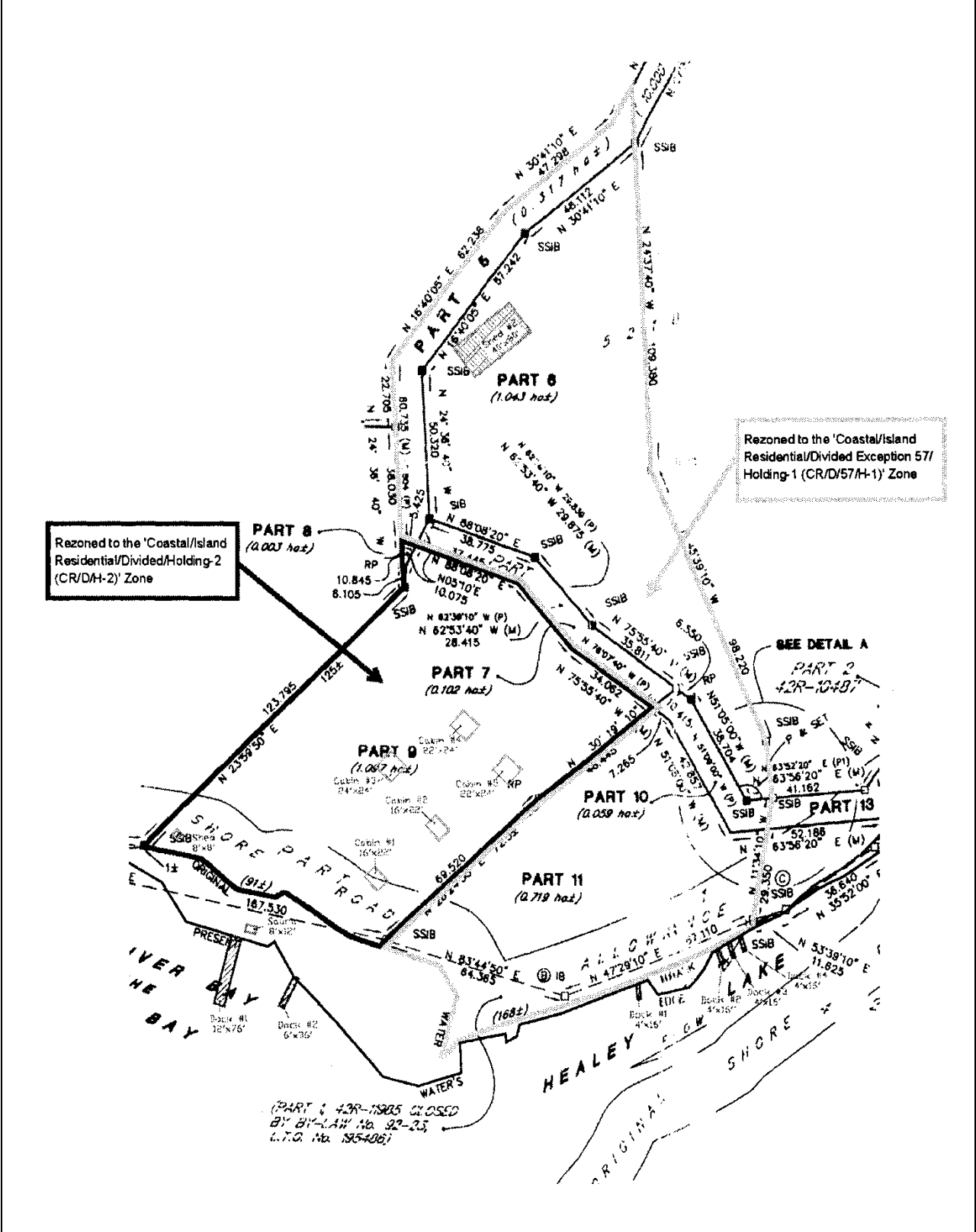
SCHEDULE 'B-28' OF BY-LAW A2000-07

RESORT COMMERCIAL/HOLDING EXCEPTION 8 (RC/H-8)



SCHEDULE 'B-29' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 62 (CR/D-62)



Rezoned to the 'Coastal/Island Residential/Divided/Holding-2 (CR/D/H-2)' Zone

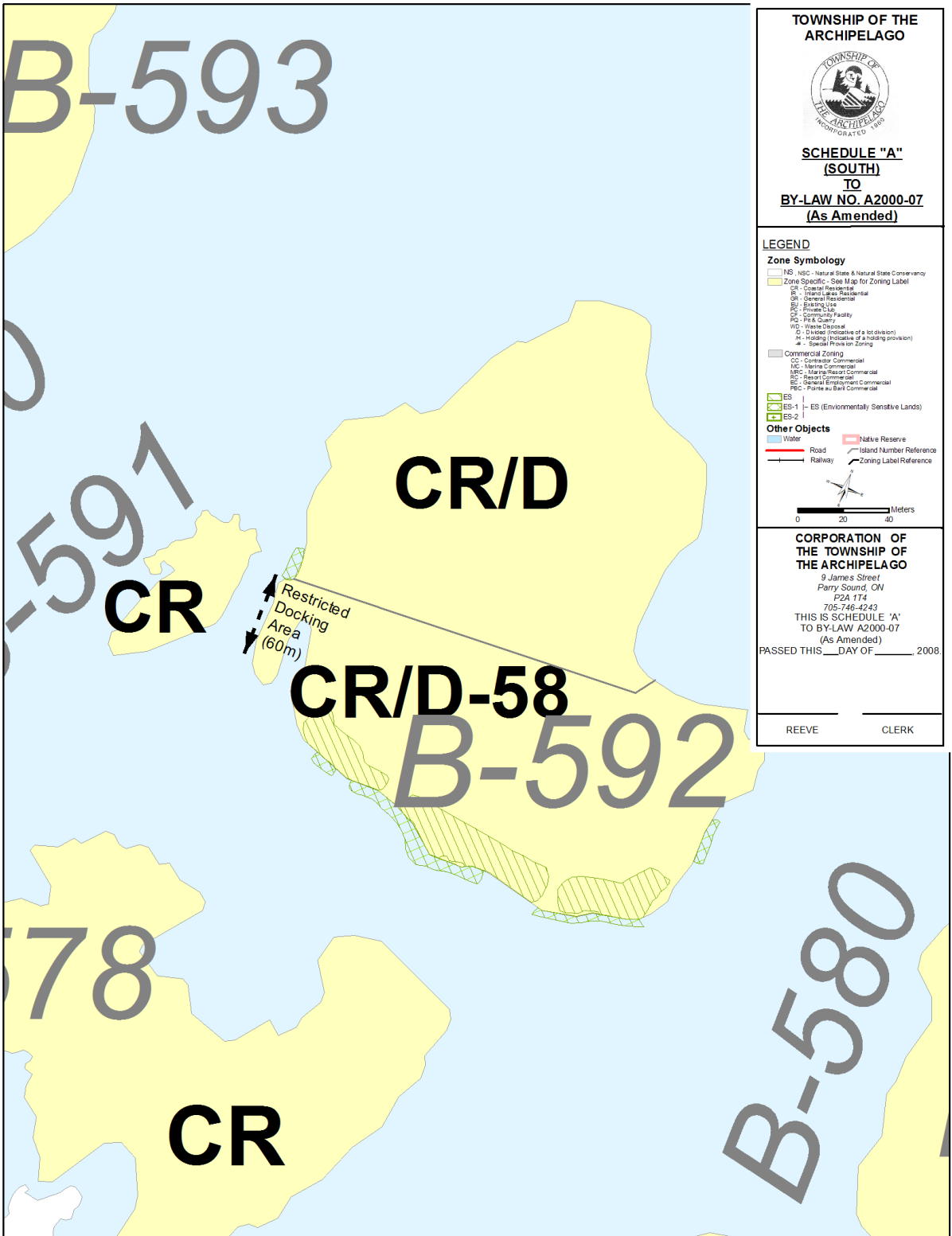
Rezoned to the 'Coastal/Island Residential/Divided/Exception 57/Holding-1 (CR/D/57/H-1)' Zone

SEE DETAIL A
PART 2
42R-10497

(PART 4 42R-15905 CLOSED BY BY-LAW No. 92-23 L.T.O. No. 195-106)

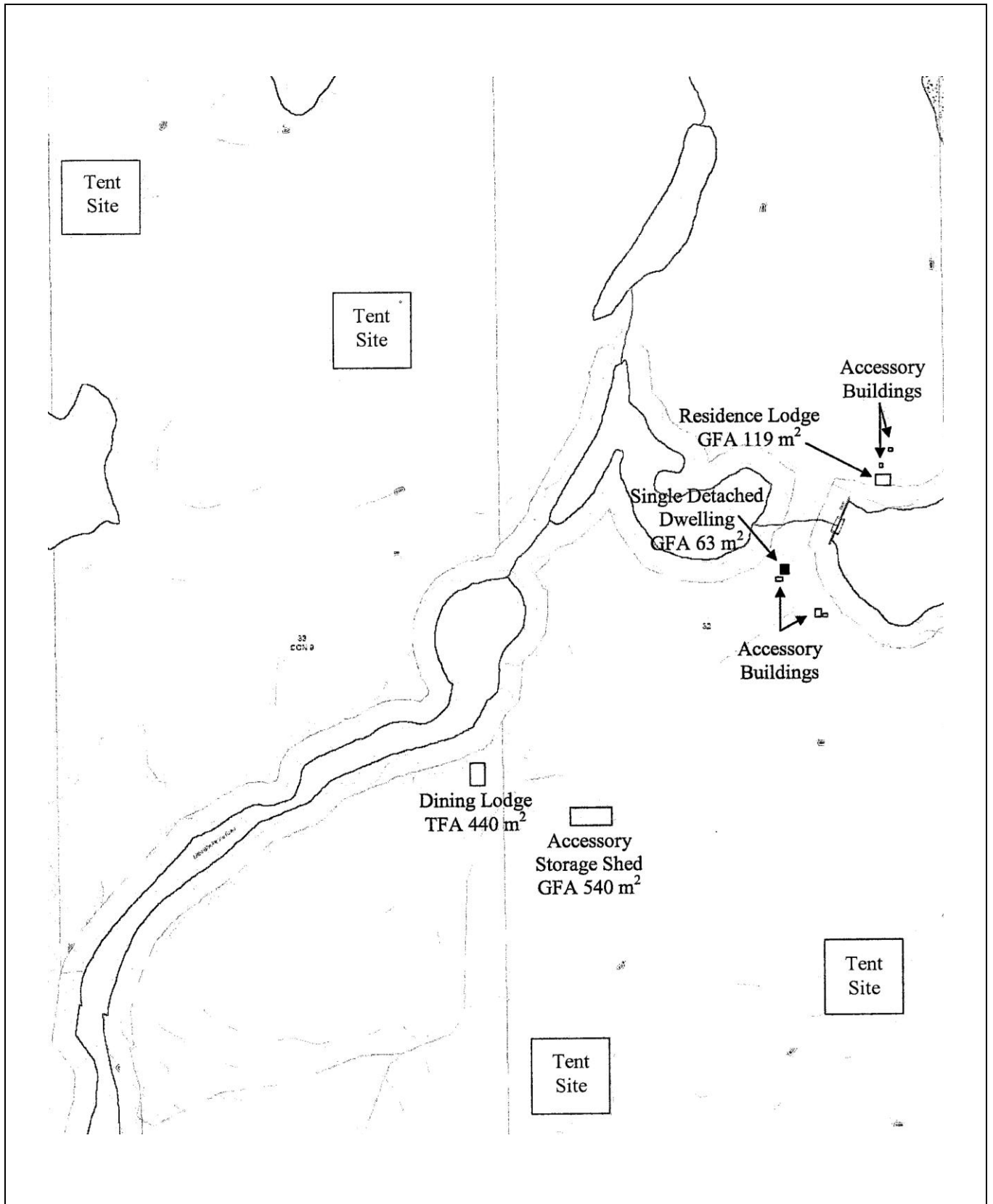
SCHEDULE 'B-30' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED/HOLDING-1 EXCEPTION 57 (CR/D-57/H-1)

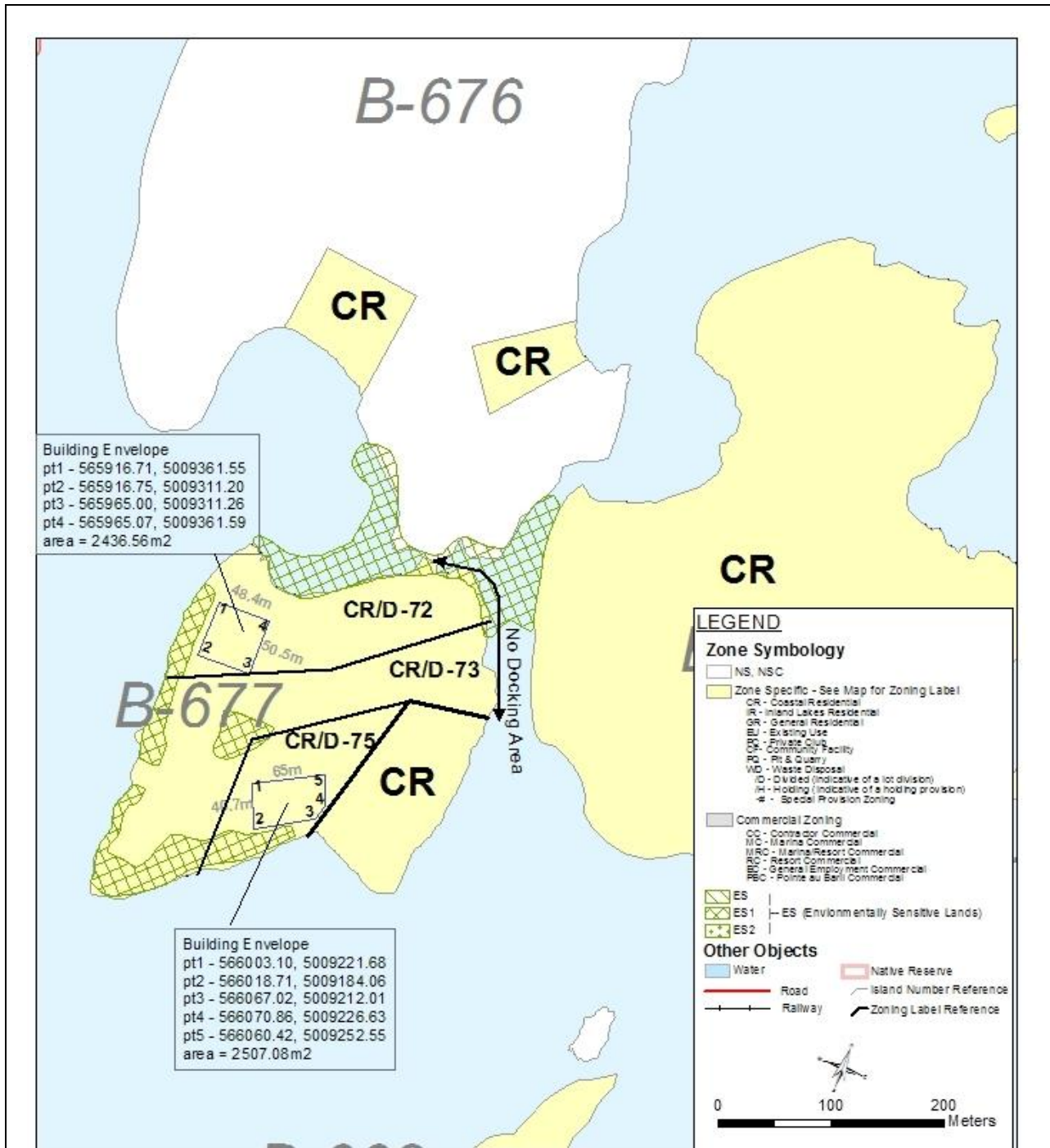


SCHEDULE 'B-31' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 58 (CR/D-58)

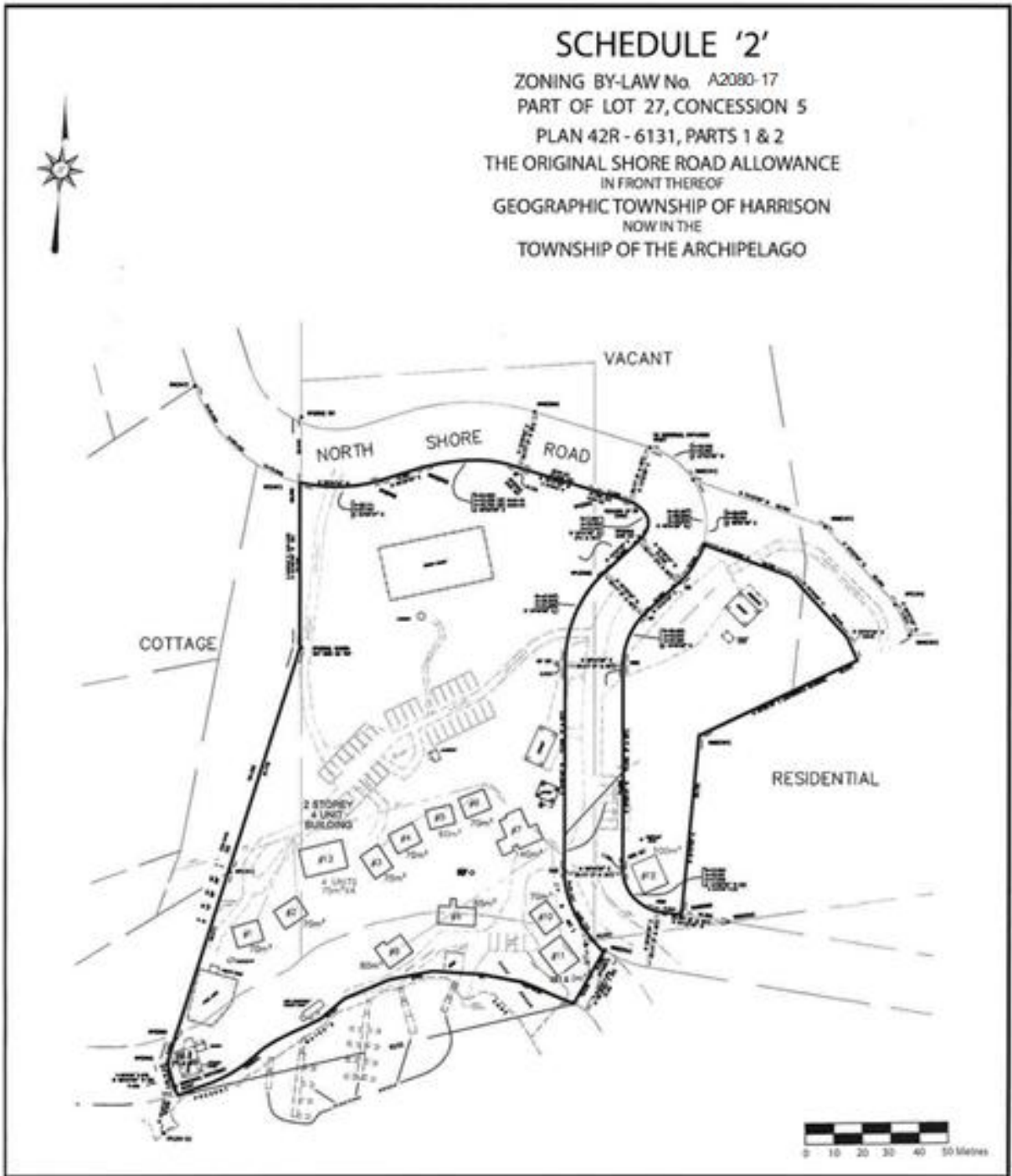


SCHEDULE 'B-33' OF BY-LAW A2000-07
PRIVATE CLUB EXCEPTION 7 (PC-7)

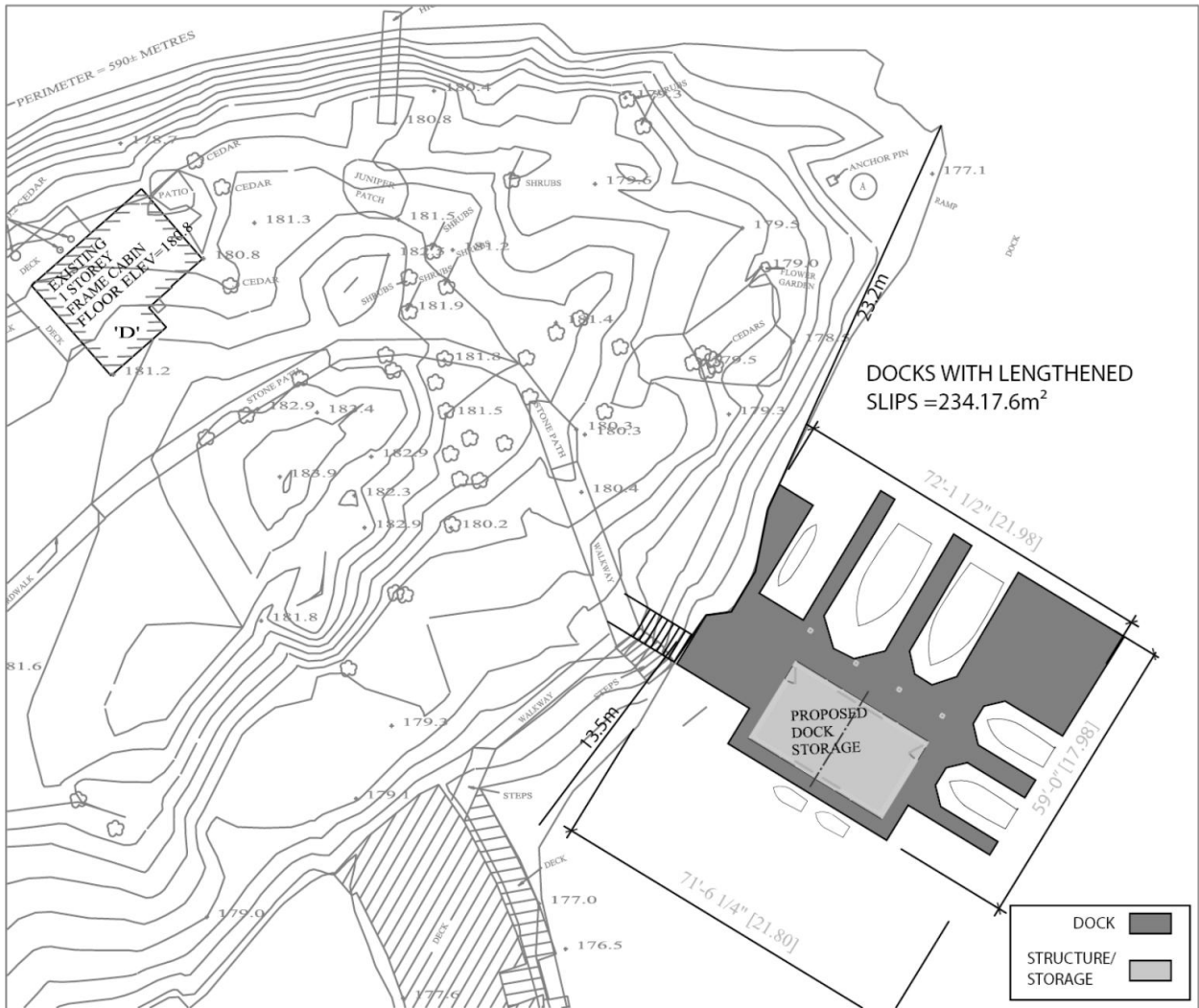


SCHEDULE 'B-36' OF BY-LAW A2000-07

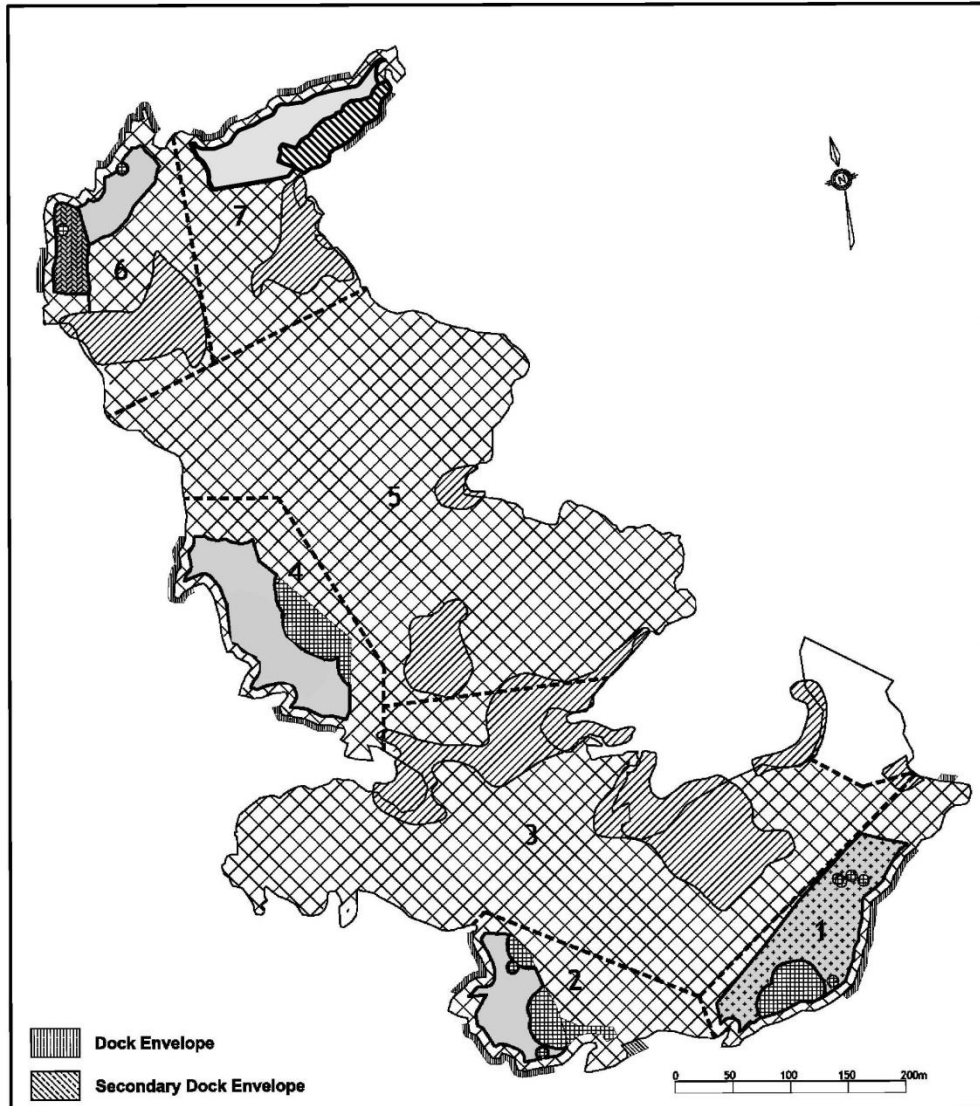
**COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 72 (CR/D-72)
 COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 73 (CR/D-73)
 COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 75 (CR/D-75)**










**SCHEDULE 'B-37' OF BY-LAW A2000-07
 COASTAL/ISLAND RESIDENTIAL EXCEPTION 71 (CR-71)**



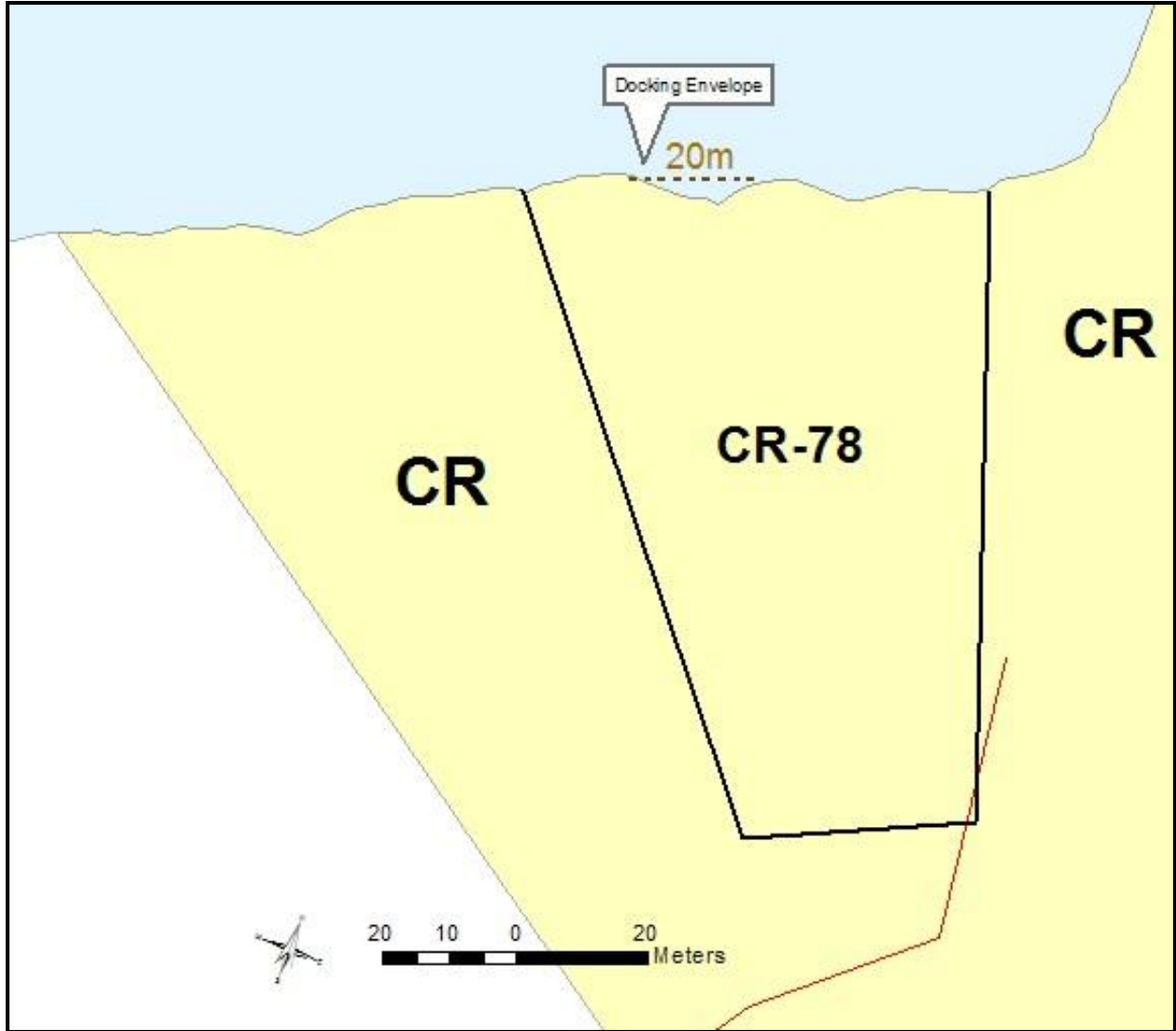
SCHEDULE 'B - 38' OF BY-LAW A 2000 - 07
 COASTAL/ISLAND RESIDENTIAL EXCEPTION 74 (CR-74)



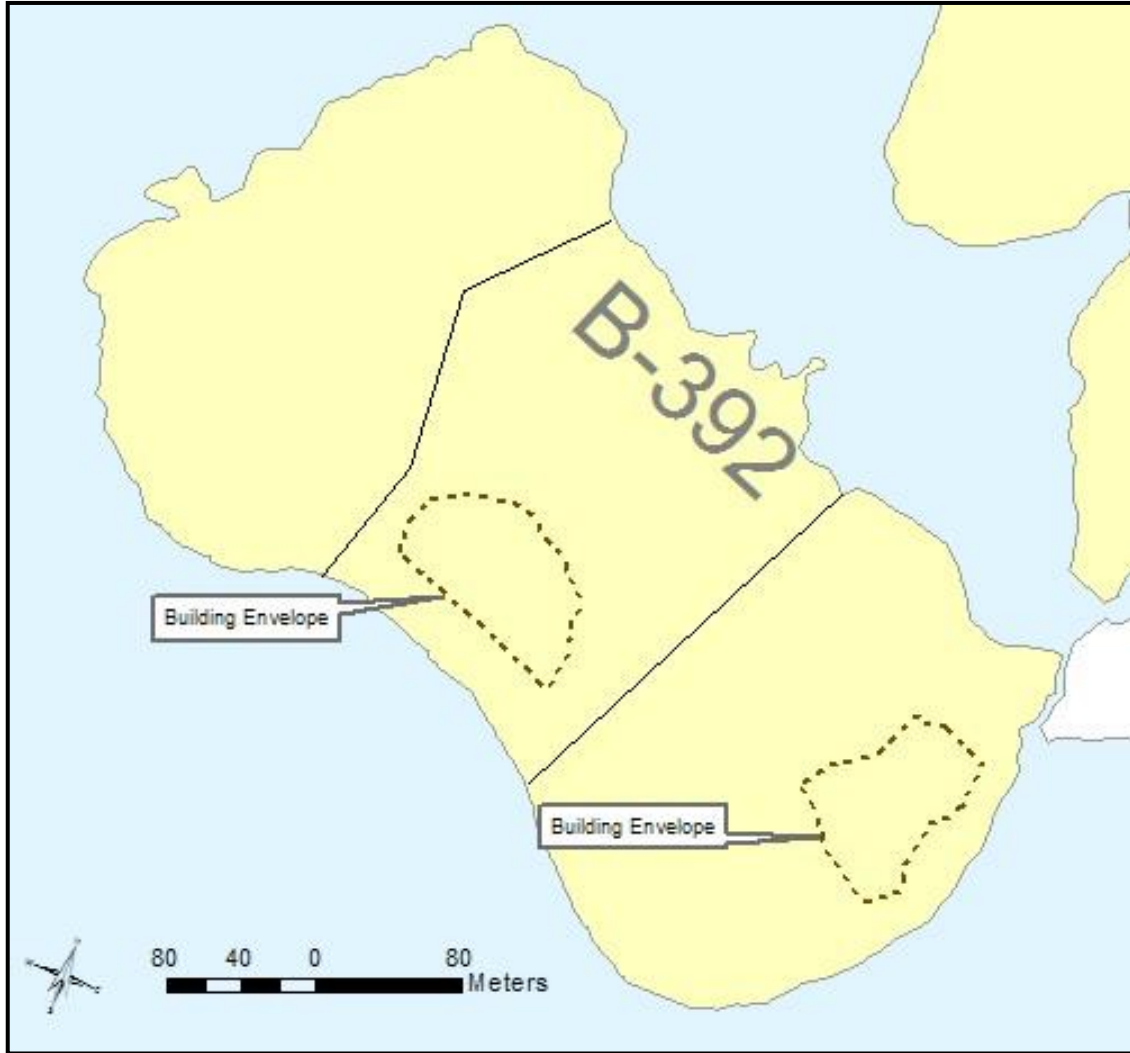
LEGEND

-  Coastal/Island Residential/Divided Exception 54 Holding 1 (CR/D-54-H-1) Zone
-  Coastal/Island Residential/Divided Exception 54 Holding 2 (CR/D-54-H-2) Zone
-  Coastal/Island Residential/Divided Exception 54 Holding 3 (CR/D-54-H-3) Zone
-  Coastal/Island Residential/Divided Exception 55 Holding 1 (CR/D-55-H-1) Zone
-  Coastal/Island Residential/Divided Exception 56 Holding 1 (CR/D-56-H-1) Zone
-  Environmentally Sensitive (ES) Zone
-  Environmentally Sensitive Two Exception 1 (ES2-1) Zone

SCHEDULE 'B-39' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 54/HOLDING 1, 2 and 3
(CR/D-54/H-1, H-2 and H-3)
COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 55/HOLDING 1 (CR/D-55/H-1)
COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 56/HOLDING 1 (CR/D-56/H-1)

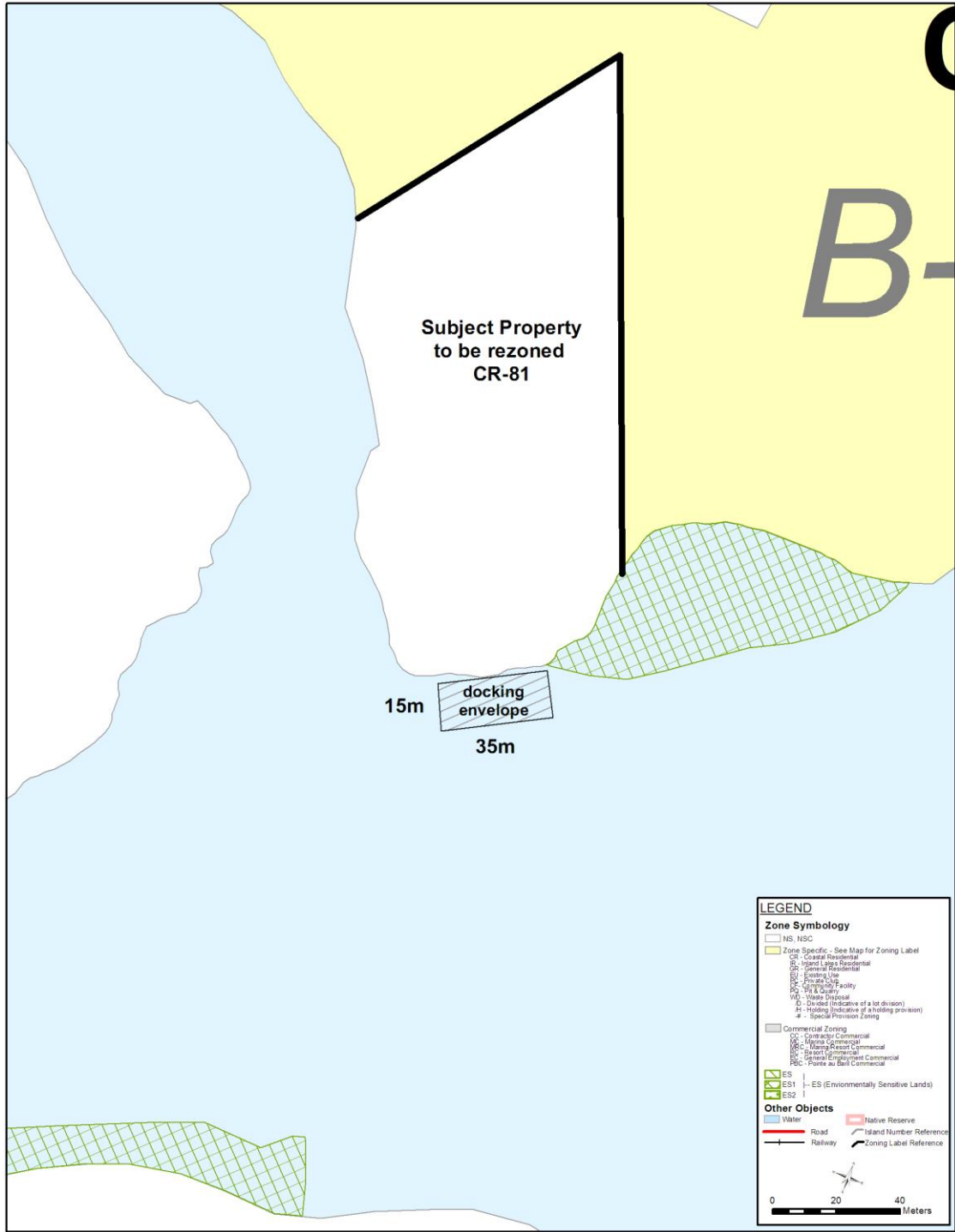


SCHEDULE 'B-40' OF BY-LAW A2000-07
COASTAL/ISLAND RESIDENTIAL EXCEPTION 78 (CR-78)



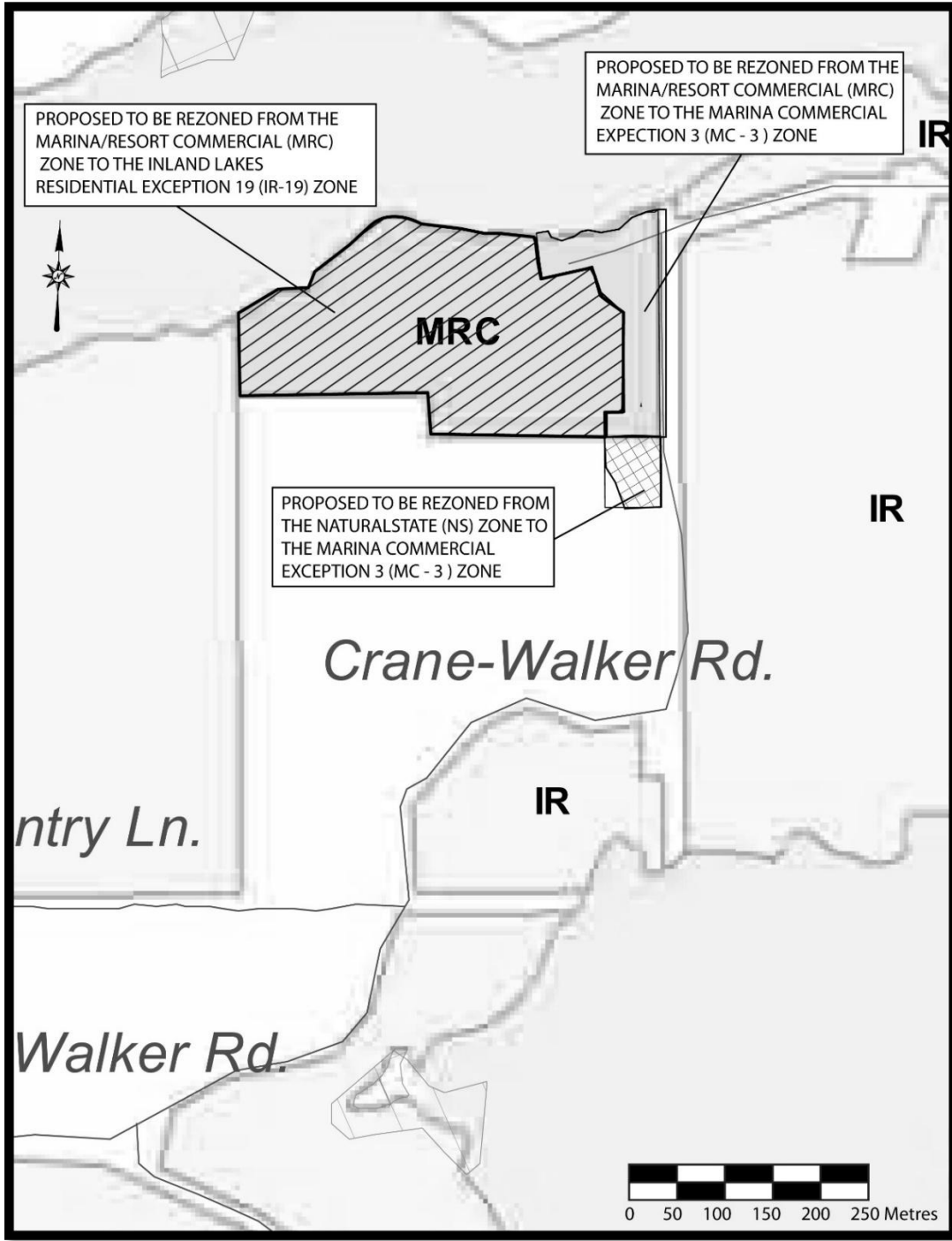
SCHEDULE 'B-41' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL/DIVIDED EXCEPTION 80 (CR/D-80)

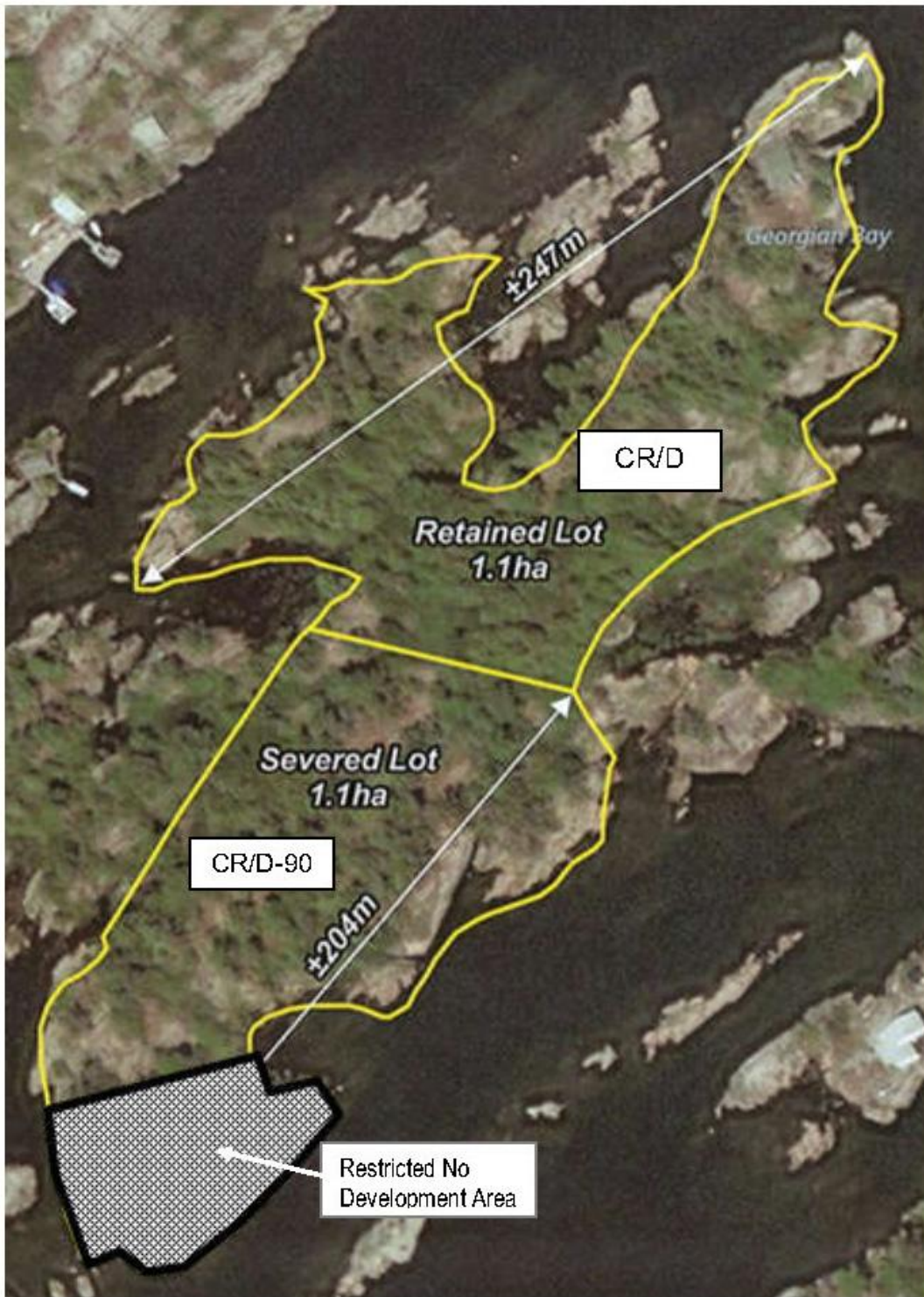


SCHEDULE 'B-42' OF BY-LAW A2000-07

COASTAL/ISLAND RESIDENTIAL EXCEPTION 81 (CR/D-81)

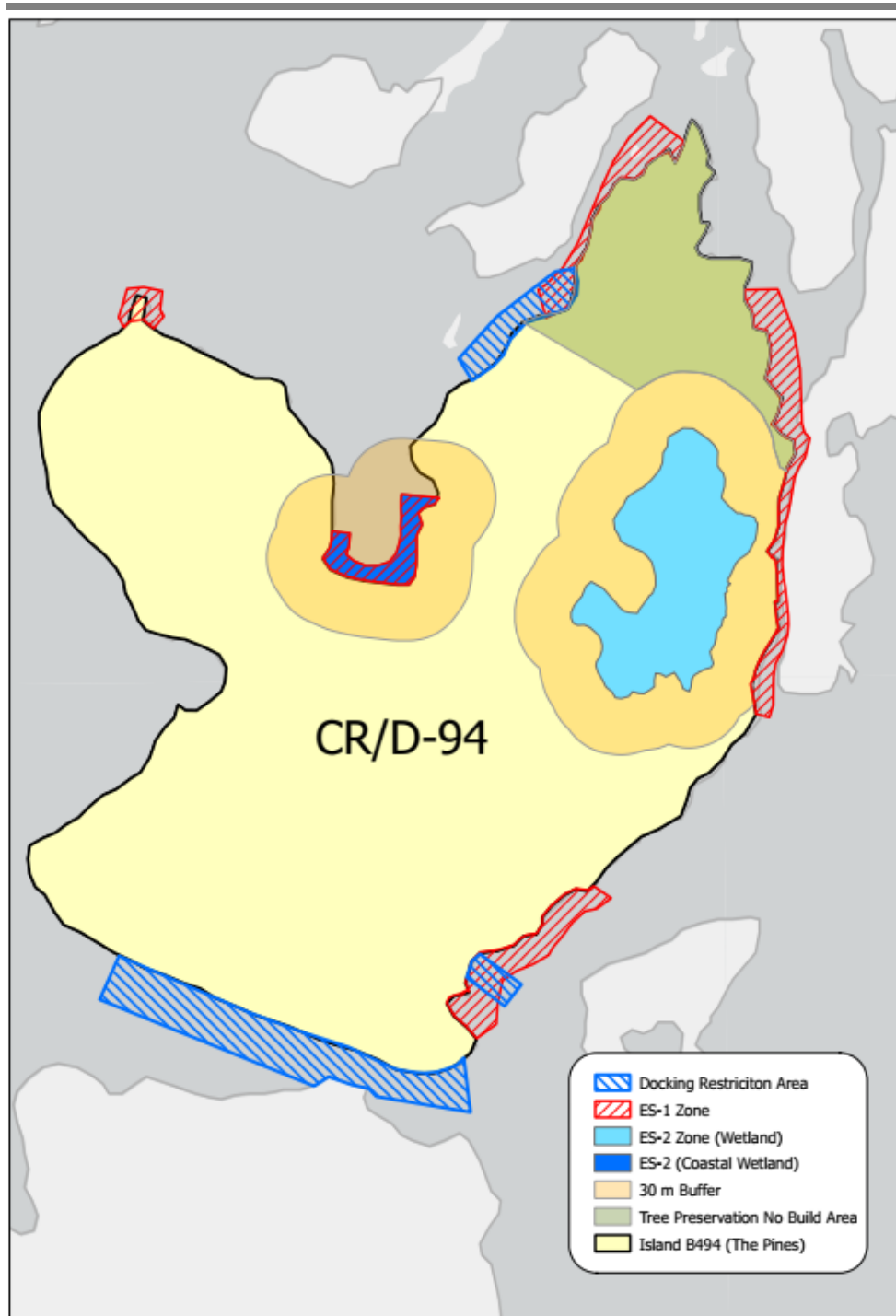


SCHEDULE 'B-43' OF BY-LAW A2000-07
MARINA COMMERCIAL EXCEPTION 3 (MC-3)



SCHEDULE 'B-45' OF BY-LAW A2000-07

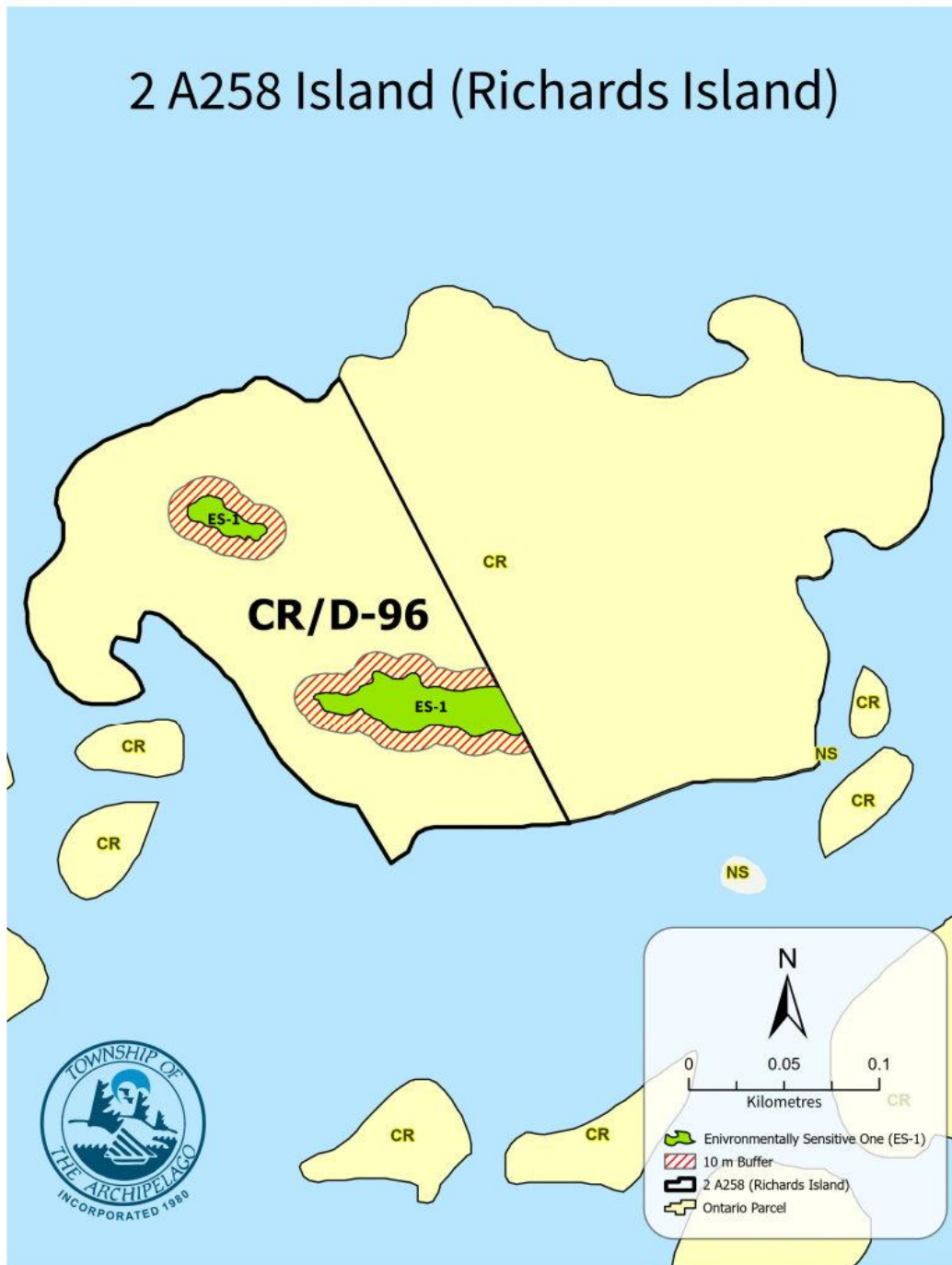
COASTAL/ISLAND RESIDENTIAL/DIVIDED – EXCEPTION 90 (CR/D-90)



SCHEDULE 'B-48 OF BY-LAW A2000-07

COASTAL ISLAND RESIDENTIAL/DIVIDED EXCEPTION 94 (CR/D-94)

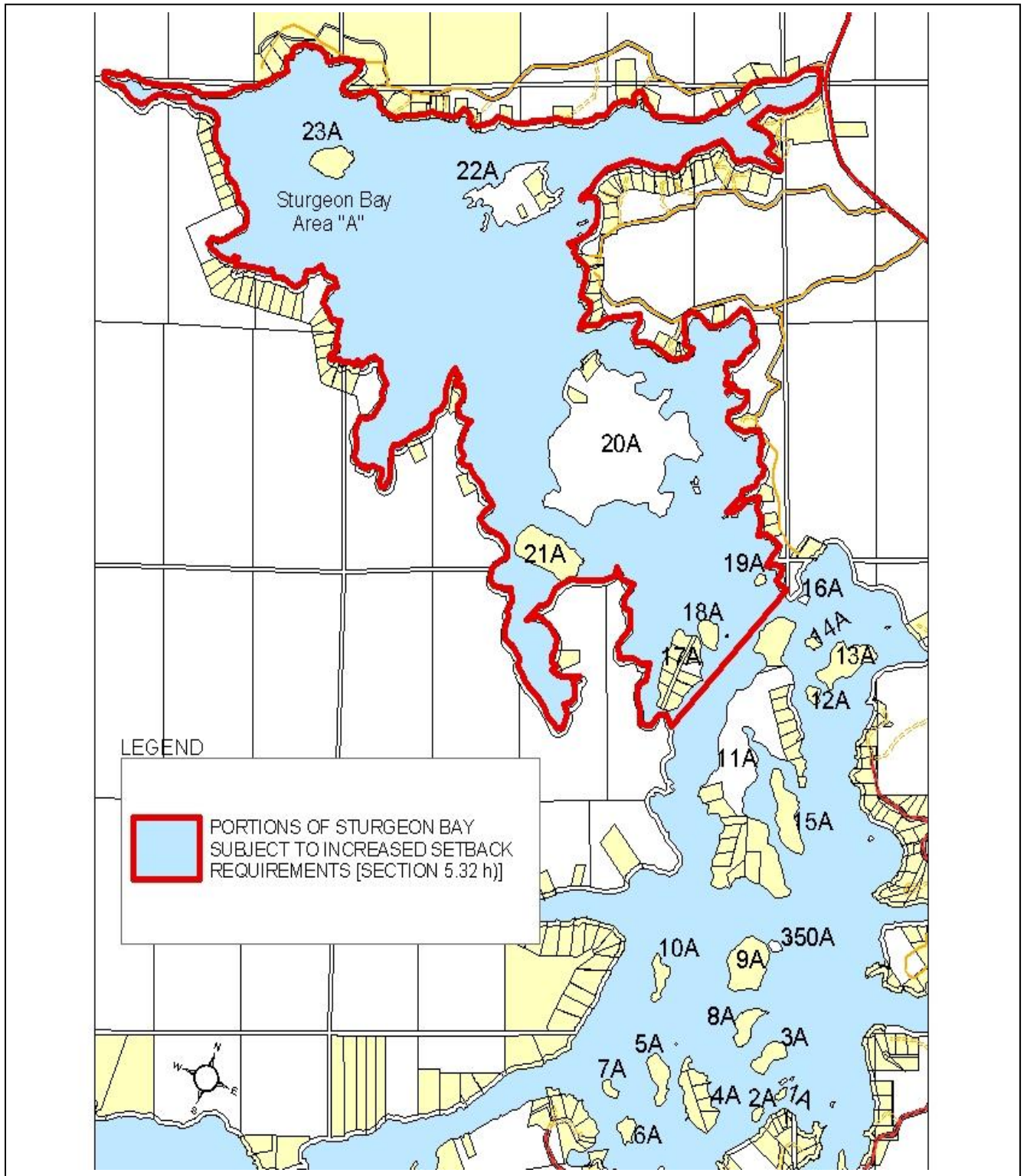
2 A258 Island (Richards Island)



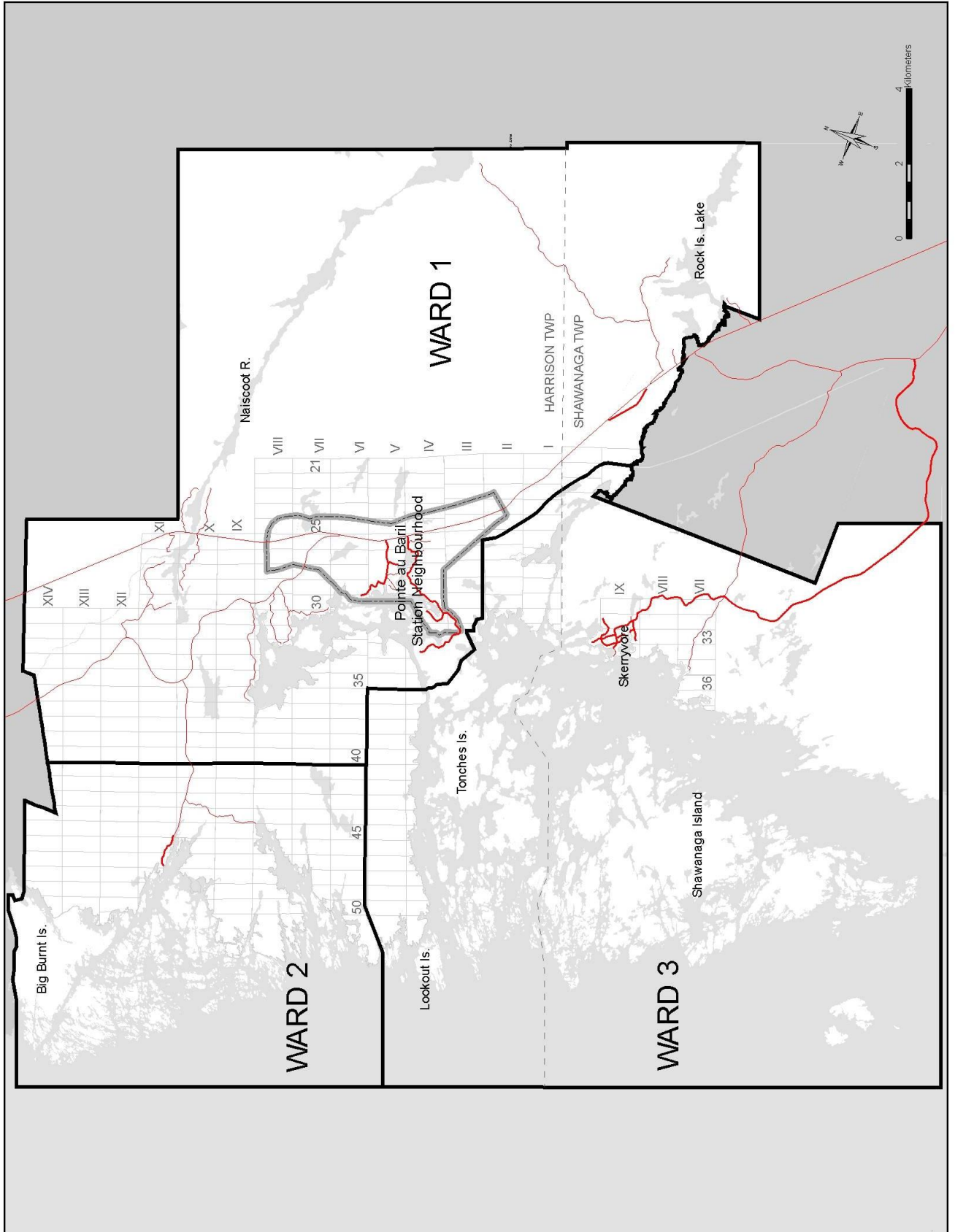
SCHEDULE 'B-49 OF BY-LAW A2000-07

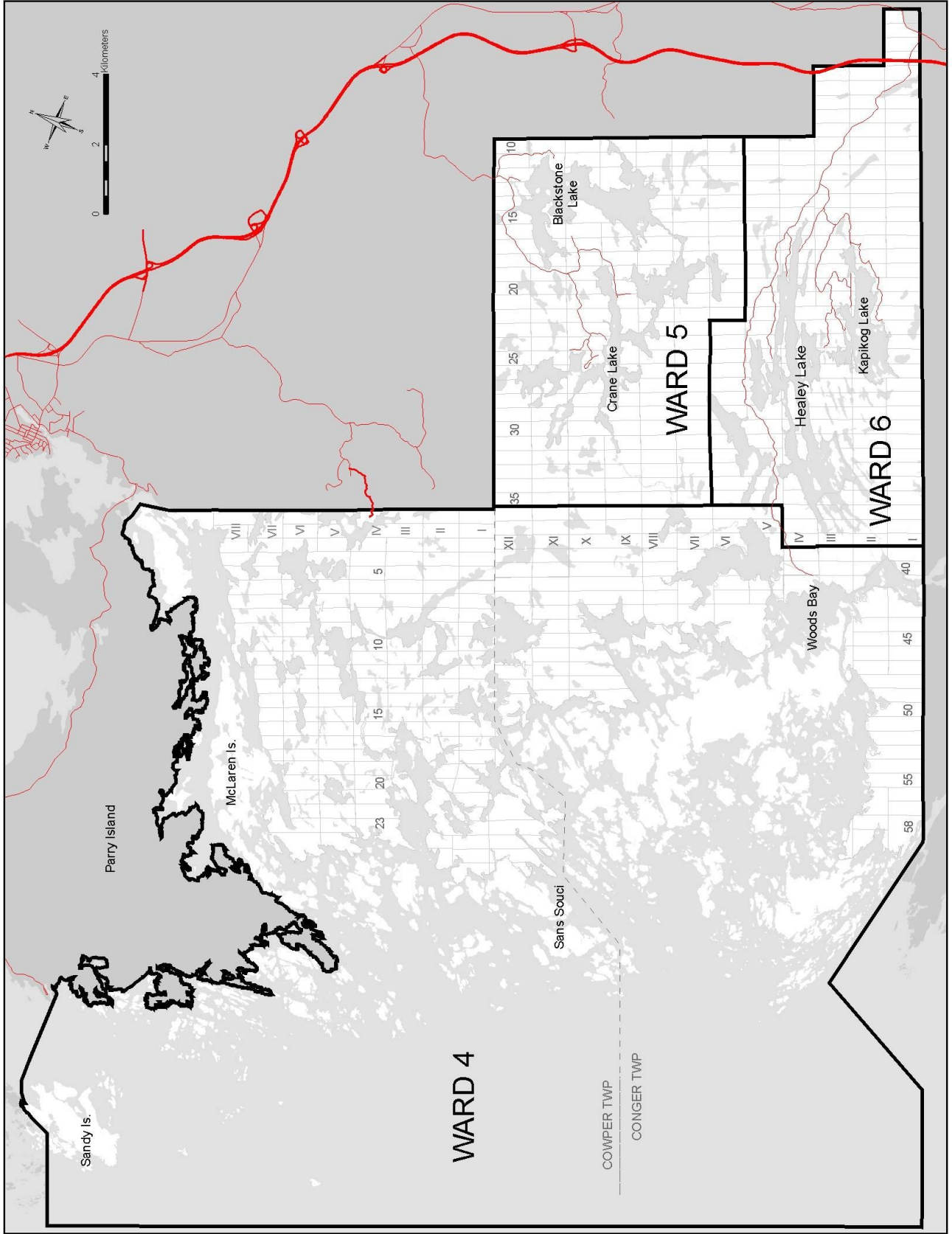
COASTAL ISLAND RESIDENTIAL /DIVIDIED EXCEPTION 96 (CR/D-96)

Schedule 'C'



Schedule 'D'





Ward 1: includes all of the lands encompassed within an area commencing at the intersection of the northerly boundary of the Township of The Archipelago and the centre line of the road allowance between Lots 40 and 41 in Concession 14 of the geographic township of Harrison;

Thence southerly along the centre line of the said road allowance to the southerly limit of Concession 6 in the geographic township of Harrison;

Thence easterly along that southerly limit to the centre line of the road allowance between Lots 35 and 36 in the said geographic township of Harrison;

Thence southerly along the centre line of the said road allowance to Georgian Bay;

Thence southeasterly following the middle of the waters east of Barclay Island and north of Ozone Island, Oliver Island and Hearts Content to the centre line of the road allowance between Concessions 2 and 3 of the geographic township of Harrison;

Thence easterly along the centre line of the said road allowance to the centre line of the Canadian Pacific Railway;

Thence southerly along that centre line of the said Railway to the northerly limit of the Shawanaga Indian Reserve No. 17;

Thence easterly following the said northerly limit to the easterly limit of the said Indian Reserve;

Thence southerly along the easterly limit of the said Indian Reserve to the northeasterly limit of the King's Highway Number 69;

Thence North 69° 08' 22" East 3 miles to the easterly boundary of the geographic township of Shawanaga;

Thence northerly along the easterly boundaries of the Township of The Archipelago to its northeasterly angle;

Thence westerly along the centerline of the road allowance between Concessions 10 and 11 to the easterly limit of Lot 25;

Thence northerly to the easterly boundary of the north portion of the Township of The Archipelago;

Thence westerly along the northerly boundary of the Township of The Archipelago to the point of commencement, as identified on Schedule 'D' attached hereto.

Ward 2: includes all of the lands and waters encompassed within the area commencing at the intersection of the northerly boundary of the Township of The Archipelago and the centre line of the road allowance between Lots 40 and 41 in Concession 14 of the geographic township of Harrison;

Thence southerly along the centre line of the said road allowance to the southerly limit of Concession 6 in the geographic township of Harrison;

Thence westerly along that southerly limit to the ~~high water mark~~shoreline of LeBlanc Bay;

Thence southwesterly along the northerly ~~high water mark~~shoreline of LeBlanc Bay and Georgian Bay to Nares Point;

Thence south 69°08'20" west to the westerly boundary of the Township of The Archipelago in the middle of Georgian Bay;

Thence northerly along the said westerly boundary to the most northwesterly point of the Township of The Archipelago;

Thence easterly along the northerly boundary of the Township of The Archipelago to the point of commencement, as identified on Schedule 'D' attached hereto.

Ward 3: includes all of the lands and waters encompassed within the area commencing at the intersection of the southerly limit of Concession 6 and the centre line of the road allowance between Lots 35 and 36 in the geographic township of Harrison;

Thence westerly along the southerly limit of the said Concession 6 to the high-water mark shoreline of LeBlanc Bay;

Thence southwesterly along the northerly high-water mark shoreline of LeBlanc Bay and Georgian Bay to Nares Point;

Thence South 69°08'20" West to the westerly boundary of the north portion of the Township of The Archipelago in the middle of Georgian Bay;

Thence southerly along the said westerly boundary of the said township to the southerly boundary of the north portion of the Township of The Archipelago;

Thence easterly along the southerly boundary of the north portion of the Township of The Archipelago to the easterly boundary of the north portion of the Township of The Archipelago;

Thence northerly along the easterly boundary of the said Township to the southerly boundary of the Shawanaga Indian Reserve Number 17;

Thence northerly following the boundaries between the said township and Indian Reserve to the centre line of the Canadian Pacific Railway;

Thence northerly along the said centre line of Railway to the centre line of the road allowance between Concessions 2 and 3 of the geographic township of Harrison;

Thence westerly along the centre line of the said road allowance to the high-water mark shoreline of Georgian Bay;

Thence northwesterly following the middle of the waters north of Hearts Content, Oliver Island and Ozone Island and east of Barclay Island to the intersection of the high-water mark shoreline of Georgian Bay and the centre line of the road allowance between Lots 35 and 36 in the geographic township of Harrison;

Thence northerly along the centre line of the said road allowance to the point of commencement;

Saving and excepting thereout and therefrom the lands lying within the Naiscoutaing Indian Reserve Number 17B, as identified on Schedule 'D' attached hereto.

Ward 4: includes all of the lands and waters encompassed within the area commencing at the boundary intersection of the southerly boundary of the geographic township of Conger and the southerly prolongation of the westerly limit of Lot 38 in the geographic township of Conger;

Thence northerly to and along the westerly limit of Lot 38 in Concessions 1, 2, 3 and 4 in the geographic township of Conger to the centre line of the road allowance between Concessions 4 and 5;

Thence easterly along the centre line of the said road allowance to the centre line of the road allowance between Lots 35 and 36 in the geographic township of Conger;

Thence northerly along the centre line of the said road allowance to the easterly boundary of the south portion of the Township of The Archipelago;

Thence northerly along the easterly boundary of the south portion of the Township of The Archipelago to the northerly boundary of the south portion of the Township of The Archipelago;

Thence westerly along the northerly boundary of the south portion of the Township of The Archipelago to the westerly boundary of the said township in the middle of Georgian Bay;

Thence southerly along the westerly boundary of the south portion of the Township of The Archipelago to the southerly boundary of the said township;

Thence easterly along the southerly boundary of the Township of The Archipelago to the point of commencement;

Saving and excepting thereout and therefrom the lands lying within the Parry Island Indian Reserve Number 16, as identified on Schedule 'D' attached hereto.

Ward 5: includes all of the lands and waters encompassed within the area commencing at the intersection of the northerly boundary of the geographic township of Conger and the centre line of the road allowance between Lots 35 and 36 in the said township;

Thence southerly along the centre line of the said road allowance to the centre line of the road allowance between Concessions 6 and 7 of the geographic township of Conger;

Thence easterly along the centre line of the said road allowance to the northerly prolongation of the westerly limit of Lot 22 in Concession 6 of the said township;

Thence southerly to and along the westerly limit of Lot 22 to the southerly limit of Concession 6 of the said township;

Thence easterly along the southerly limit of Concession 6 of the said township to the easterly limit of Lot 10 in the said Concession;

Thence northerly along the easterly limit of Lot 10 in Concessions 6 to 12, both inclusive, to the northerly boundary of the geographic township of Conger;

Thence westerly along the northerly boundary of the said geographic township of Conger to the point of commencement, as identified on Schedule 'D' attached hereto.

Ward 6: includes all of the lands and waters encompassed within the area commencing at the intersection of the southerly boundary of the geographic township of Conger and the southerly prolongation of the westerly limit of Lot 38 in Concession 1 of the said geographic township of Conger;

Thence northerly to and along the westerly limit of Lot 38 in Concessions 1, 2, 3 and 4 to the centre line of the road allowance between Concessions 4 and 5;

Thence easterly along the centre line of the said road allowance to the centre line of the road allowance between Lots 35 and 36 in the said township;

Thence northerly along the centre line of the said road allowance to the centre line of the road allowance between Concessions 6 and 7 of the said township;

Thence easterly along the centre line of the said road allowance to the northerly prolongation of the westerly limit of Lot 22 in Concession 6 of the said township;

Thence southerly to and along the westerly limit of Lot 22 to the southerly limit of Concession 6;

Thence easterly along the southerly limit of Concession 6 to the easterly limit of Lot 10 in Concession 6;

Thence southerly along the easterly limit of Lot 10 in Concessions 5 and 4 to the northerly limit of Concession 3;

Thence easterly along the northerly limit of Concession 3 to the easterly limit of Lot 5 in Concession 3;

Thence southerly along the easterly limit of Lot 5 in Concessions 3 and 2 to the southerly limit of Concession 2 of the said geographic township of Conger;

Thence easterly along the southerly limit of Concession 2 to the northwesterly limit of King's Highway Number 612;

Thence southwesterly along the northwesterly limit of the said King's Highway to the southerly boundary of the Township of The Archipelago;

Thence westerly along the southerly boundary of the Township of The Archipelago to the point of commencement, as identified on Schedule 'D' attached hereto."

APPENDIX I – Metric Conversions

DISTANCE	
metric	imperial
1 m	3.2 ft
3 m	9.8 ft
5 m	16.4 ft
6 m	19.7 ft
7.5 m	24.6 ft
9 m	29.5 ft
10 m	32.8 ft
12 m	39.3 ft
15 m	49.2 ft
20 m	65.6 ft
25 m	82.0 ft
50 m	164.0 ft
100 m	328.1 ft

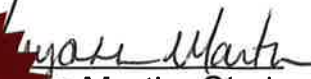
AREA	
metric	imperial
10 m ²	107.6 ft ²
20 m ²	215.3 ft ²
40 m ²	430.5 ft ²
50 m ²	538.2 ft ²
100 m ²	1076.4 ft ²
150 m ²	1614.6 ft ²
1800 m ²	19,375.6 ft ²
4047 m ²	1.0 acre
16187 m ²	4.0 acre
32374 m ²	8.0 acre
1 ha	2.5 acre
5 ha	12.4 acre

THIS IS SCHEDULE '1' TO BY-LAW No. A2224-26
TOWNSHIP OF THE ARCHIPELAGO
PASSED THIS 22nd DAY OF MAY, 2026



Bert Liverance, Re





Lynn Martin, Clerk